

Office of the Clerk/Treasurer

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax 691-1798

~ VIRTUAL MEETING ONLY ~ SEE NOTICE BELOW ~

**COMMON COUNCIL
MEETING NOTICE AND AGENDA**

Monday, December 21, 2020

7:00 PM

~ VIRTUAL MEETING ONLY ~

W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin

-
1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Consent Agenda
 - 3.1. Approve Accounts Payable Listing Dated December 21st, 2020
 4. Discussion and Possible Action Regarding **Ordinance 20-12** Amending Section 17.0900f to Include Multi-Family Residential Buildings and Creating Section 17.0900g Related to Increasing the Height of Single-Family and Two-Family Residential Buildings to 3-Stories or 45-Feet if the Structure is Located No Closer than 40-Feet to Another Structure [Fuchs]
 5. Discussion and Possible Action Regarding a Certified Survey Map for the Century Fence Company Located at Approximately 1300 Hickory Street in Order to Combine 2.07 Acres of City of Pewaukee Vacant Land With an 11.43 Acre Parcel in the Village of Pewaukee (PWC 0921-997-003 & PWV 0921-995) [Fuchs]
 6. Discussion and Possible Action Regarding a Recommendation to the Wisconsin Geographic Names Council Related to a Proposed Name Change to Rename "Wilson's Island" to "Green Dragonfly Island" as Proposed by Stephen Green (Property Owner) [Fuchs].
 7. Discussion and Possible Action to Approve the First Reduction of the Glen at Parkway Ridge Letter of Credit from \$1,437,453.34 to \$380,504.85 (a reduction of \$1,056,948.49) [Wagner]
 8. Discussion and Possible Action Regarding a Public Works Mutual Aid Agreement During the COVID 19 Pandemic [Wagner]
 9. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
 10. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

- §19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically with regard to division of costs associated with the potential acquisition of land and/or easements for utility purposes from property located at W223 N3251 Shady Lane.

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

11. Adjournment

Kelly Tarczewski
Clerk/Treasurer

December 18, 2020

NOTICE

Due to City Hall being closed to the public due to the COVID virus, this meeting will only be held virtually.

To attend this meeting virtually or by phone please contact Kelly Tarczewski, City Clerk, 262-691-0770, tarczewski@pewaukee.wi.us **before 3 P.M. on the date of the meeting** for directions. Meeting materials are available at <https://pewaukee.novusagenda.com/AgendaPublic/>.

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.1.**

DATE: December 21, 2020

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Accounts Payable Listing Dated December 21st, 2020

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

A/P 12-21-2020

Check Date	Check	Vendor Name	Description	Amount
Bank 100 GENERAL FUND CHECKING				
12/04/2020	173(E)	DIVERSIFIED BENEFIT SERVICES, INC.	Flex Spend	80.57
12/09/2020	174(E)	DELTA DENTAL	Dental Clearing	2,188.60
12/10/2020	172(E)	WI DEPT OF REVENUE/SALES TAX	Sales Tax Due State	64.60
			Sales Tax Discount	(10.00)
				54.60
12/11/2020	175(E)	ADP, LLC		380.00
12/11/2020	176(E)	DIVERSIFIED BENEFIT SERVICES, INC.	Flex Spend	889.17
12/14/2020	130523	A CUT ABOVE	P&R REMOVAL OF DEADWOOD	275.00
12/14/2020	130524	ADVANCED DISPOSAL	ENG RECYCLABLES	4,868.34
12/14/2020	130525	AILCO EQUIPMENT FINANCE GROUP	IT SCANNER CONTRACT	412.00
12/14/2020	130526	AIR ONE EQUIPMENT	FD SOLUTION CONFIDENCE PLUS	93.76
12/14/2020	130527	AIRGAS USA	FD OXYGEN	213.55
			FD OXYGEN	107.36
			FD OXYGEN	195.69
				516.60
12/14/2020	130528	ALL CITY COMMUNICATIONS INC.	SW ANSWERING SERVICE	86.49
12/14/2020	130529	ALPHA OMEGA CLEANING, INC.	P&R JANITORIAL SERVICES	213.00
12/14/2020	130530	ASSESSMENTS USA	HR EXAMS	1,434.00
12/14/2020	130531	AT&T MOBILITY	FD AIRCARDS	490.44
12/14/2020	130532	AUCA CHICAGO MC LOCKBOX	HWY UNIFORMS	78.67
			HWY UNIFORMS	78.67
			HWY UNIFORMS	80.28
			HWY UNIFORMS	80.28
			HWY UNIFORMS	86.08
				403.98
12/14/2020	130533	BADGER METER	SW BEACON	241.14
12/14/2020	130534	BATTERIES PLUS LLC	HWY CHGR	21.95
12/14/2020	130535	BBC LIGHTING	HWY PIPE AND POST CUP	24.90
12/14/2020	130536	BEDROCK SEWER & WATER	P&R SOUTH PARK SEWER HOOKUP	18,625.00
12/14/2020	130537	BWC INVESTMENTS	SW DEEP SANITARY FOR FUTURE	64,055.00
12/14/2020	130538	CINTAS	HWY SAFETY RESTOCK	156.54
12/14/2020	130539	CINTAS CORPORATION #184	P&R SAFETY RESTOCK	141.12
12/14/2020	130540	CITY OF WAUKESHA TREASURER	FD FOAM REIMBURSEMENT	1,991.15
12/14/2020	130541	CONTINENTAL UTILITY SOLUTIONS, INC	SW ANNUAL MAINT AND TECH SUPPORT	8,140.00
12/14/2020	130542	CONTREE SPRAYER & EQUIPMENT	HWY METAL ROTOR	179.47
12/14/2020	130543	COREY OIL	HWY CLEAR DIESEL	957.50
			HWY UNLEADED GASOLINE	920.95
			HWY CLEAR DIESEL	350.45
			HWY UNLEADED GASOLINE	923.59
				3,152.49
12/14/2020	130544	CTACCESS	IT MOVE TO NEW SERVER AND UPGRADE	930.00
12/14/2020	130545	DAN PLAUTZ CLEANING SERVICE	HR CLEANING	2,790.00
12/14/2020	130546	DIGITAL OFFICE SOLUTIONS	BLD MANAGED PRINT SERVICES	26.02
			BLD MANAGED PRINT SERVICES	32.24
			BLD MANAGED PRINT SERVICES	78.62
			BLD MANGED PRINT SERVICES	68.90
				205.78

Check Date	Check	Vendor Name	Description	Amount
12/14/2020	130547	DIVERSIFIED BENEFIT SERVICES, INC.	DECEMBER HRA ADMIN FEES	330.60
12/14/2020	130548	DKM SERVICES	BLD 200415 OCCUPANCY BOND REFUND	500.00
12/14/2020	130549	DWD-UI	UNEMPLOYMENT	237.95
12/14/2020	130550	ELLIOTT ACE HARDWARE	FD GARAGE BROOM	16.99
			FD OIL	12.25
			HWY SLOW MOVING VEHICLE SIGN	16.99
			HWY FUEL LINE ASSEMBLY	39.99
			SW HAMMER	11.99
			SW PIN PUNCH KIT	23.58
			SW PLUMBING	13.96
			SW MULTI-USE TOUCH KIT	29.99
			SW STRT GLV COUPL	12.08
			SW GLOVES	33.98
				<u>211.80</u>
12/14/2020	130551	EMERGENCY LIGHTING & ELECTRONICS	FD AMP MAIN BREAKER	45.00
12/14/2020	130552	FEI BEHAVIORAL HEALTH	HR 2021 EAP	1,064.70
12/14/2020	130553	FIRE & POLICE SELECTION, INC	HR EXAMS	20.00
12/14/2020	130554	FIRE RESCUE SUPPLY LLC	FD FOAM	3,870.00
12/14/2020	130555	FRED'S SANITARY SERVICE	P&R SOUTH PARK SEWER HOOKUP	180.00
			P&R SOUTH PARK SEWER HOOKUP	230.00
				<u>410.00</u>
12/14/2020	130556	GRAINGER	SW PUMP REPAIR KIT	18.30
12/14/2020	130557	GRENZ SERVICE CO. LLC	FD REPLACE LEAKING BACKFLOW PREVENTER	475.00
12/14/2020	130558	HAN YAN	P&R CLASS REFUND	26.00
12/14/2020	130559	HAWKINS, INC.	SW CHEMICALS	3,370.05
12/14/2020	130560	HOME DEPOT CREDIT SERVICE	P&R EQUIP AND MAINT. SUPPLIES	221.79
12/14/2020	130561	HUMPHREY SERVICE PARTS, INC	HWY OIL AND AIR FILTERS	67.95
			HWY FILTER	29.54
			HWY OIL FILTER	34.55
			SW OIL FILTER	4.15
			P&R OIL FILTER	7.85
			P&R FILTER	3.95
				<u>147.99</u>
12/14/2020	130562	HYDROCORP	SW MCC 2 YR	1,084.00
12/14/2020	130563	IWORQ SYSTEMS	IT IWORQ 2021	3,199.00
12/14/2020	130564	J. MILLER ELECTRIC	201460E ELEC PERMIT REFUND	369.32
12/14/2020	130565	JENNIFER SCHOLTKA	P&R ZUMBA GOLD SESSION 3	330.00
12/14/2020	130566	JENSEN EQUIPMENT	HWY PROPANE	76.16
12/14/2020	130567	JK LAWN SERVICE	FD LAWN CARE	84.00
			FD LAWN SERVICE	58.00
				<u>142.00</u>
12/14/2020	130568	JOHNSON'S NURSERY	P&R AUTUMN BLAZE MAPLE	197.00
			P&R TREES	674.00
				<u>871.00</u>
12/14/2020	130569	KAESTNER AUTO ELECTRIC CO.	HWY MISC LINES STAKE W/ REFL	179.00
12/14/2020	130570	KASKEY, MONICA	P&R REIMBURSEMENT FOR STAFF TRAINING DIN	164.37
12/14/2020	130571	KWIK TRIP INC.	FD FUEL NOV 2020	5,088.17
12/14/2020	130572	LAFARGE AGGREGATES ILLINOIS, INC.	HWY SMALL DUMP	75.00

Check Date	Check	Vendor Name	Description	Amount
12/14/2020	130573	LIFE-ASSIST INC	FD GLOVES AND NEEDLES	227.30
			FD SAFETY RESTOCK	297.97
			FD TEGADERM	110.00
			FD SAFETY RESTOCK	342.36
			FD SAFETY RESTOCK	209.23
				1,186.86
12/14/2020	130574	LIFETIME DOOR COMPANY	FD ADJUST AND LUBE 6 DOORS	250.00
12/14/2020	130575	LINCOLN CONTRACTORS	SWM CONCRETE SEALER	126.99
12/14/2020	130576	MENARDS	FD COLOR CONNEX TYPE D	23.99
			FD MEK QUART	9.59
			HWY BRACKET AND GALV CLOCK	19.76
			HWY LOC PWR GRAB	10.46
			HWY AUGER BIT	8.99
			HWY BATTERIES	130.61
			HWY 3V LITH BATTERY	32.70
				236.10
12/14/2020	130577	MID-AMERICAN RESEARCH CHEMICAL	HWY JUDGEMENT DAY WEED KILLER, DEICER, W	3,380.47
12/14/2020	130578	NAHEY CHARITABLE FOUNDATION	REFUND FEASIBILITY STUDY AGREEMENT	12,529.14
12/14/2020	130579	NASSCO INC	P&R REPAIR NVAC	576.60
12/14/2020	130580	NORTHERN LAKE SERVICE, INC	SW WATER TESTING	80.00
			SW WATER TESTING	80.00
			SW WATER TESTING	80.00
			SW WATER TESTING	20.00
			SW WATER TESTING	80.00
			SW WATER TESTING	570.00
				910.00
12/14/2020	130581	OCCUPATIONAL HEALTH CENTERS	HR EXAMS	279.50
12/14/2020	130582	OCCUPATIONAL HEALTH CENTERS OF THE	HR FED MED/ RANDOMS	60.00
12/14/2020	130583	OFFICE COPYING EQUIPMENT, LTD	BLD SHARP MX3070N CONTRACT	195.96
12/14/2020	130584	OFFICE DEPOT	BLD PLANNER	21.35
12/14/2020	130585	ONE CALL NOW	HWY BUSINESS COMM PLAN 2021	439.88
12/14/2020	130586	PARKING LOT MAINTENANCE	HWY HEATS AND TACK/PATCHES	10,925.00
			HWY VARIOUS REPAIRS THROUGH CITY	51,250.00
			HWY ASPHALT REPAIRS	10,430.00
				72,605.00
12/14/2020	130587	PARTNER2LEARN, LLC	HR TRAINING	1,020.00
12/14/2020	130588	POMP'S TIRE SERVICE, INC.	HWY TIRE REPAIR	415.00
			HWY RAD TUB	261.77
				676.77
12/14/2020	130589	PREMIUM WATERS, INC	HWY WATER	57.00
			HWY WATER	53.25
				110.25
12/14/2020	130590	PROBARK	P&R TOPSOIL AND MULCH	138.00
12/14/2020	130591	PROHEALTH CARE MEDICAL ASSOCIATES	HR EXAMS	50.00
12/14/2020	130592	PROVEN POWER, INC.	HWY AIR FILTER AND FILTER ELEMENTS	303.54
12/14/2020	130593	REINDERS, INC.	P&R ROAM COMPLETE REMOTE CONTROL KIT	570.78
12/14/2020	130594	RUEKERT & MIELKE, INC.	SW UPDATES TO HILLSIDE GROVE	462.75

Check Date	Check	Vendor Name	Description	Amount
			SW SCADA SERVICE	1,956.84
			SW SCADA UPGRADE	10,507.50
			SW WATER MODEL UPDATE	856.00
			SW WATER MODEL UPDATE	3,944.00
			SW ROOF REPAIR	3,699.47
			SW BROOKFIELD FUNDING ASSISTANCE	634.00
			SW WASTEWATER RATE STUDY	4,204.75
			SW WELL 5 HMO FILTRATION	585.00
			SW WELL 5 HMO	1,744.20
				28,594.51
12/14/2020	130595	SHAWNS DEER PICK UP	HWY DEER PICKUP	180.00
12/14/2020	130596	SOFT WATER, INC.	FD SOLAR SALT	67.50
			FD SOLAR SALT	45.00
				112.50
12/14/2020	130597	STACI JOERS	P&R COOKING WITH CLASS	342.00
12/14/2020	130598	STICKYBOYZ	HWY STREET DEPT DECAL TRUCK 12	250.00
12/14/2020	130599	STRYKER SALES CORPORATION	FD SUCTION CUP	236.80
12/14/2020	130600	SUPPLYZONE	HWY HAND SOAP AND DISPENSER	99.99
12/14/2020	130601	TODD TENNYSON	HWY BOOT REIMBURSEMENT	125.00
12/14/2020	130602	VILLAGE OF PEWAUKEE	PARK & REC INCOME SPLIT NOV 2020	70.80
			NOV 2020 EMS COLLECTIONS	26,635.20
				26,706.00
12/14/2020	130603	WATER REMEDIATION TECHNOLOGY	SW BASE TREATMENT CHG	3,534.57
12/14/2020	130604	WAUKESHA CITY TREASURER	FD 2021 TECHNICAL RESCUE CONTRACT	5,577.00
			FD 2021 TECHNICAL RESCUE CONTRACT	3,294.00
				8,871.00
12/14/2020	130605	WAUKESHA CO PUBLIC WORKS ASSOC	HWY 2021 MEMBER DUES	140.00
12/14/2020	130606	WAUKESHA LIME & STONE CO.	HWY 3/4" TB	726.21
12/14/2020	130607	WESTERN CULVERT & SUPPLY	HWY POST BOLTS WITH NUTS AND GUARDRAIL	941.25
12/14/2020	130608	WISCONSIN DEPARTMENT OF	HR EXAMS	14.00
12/14/2020	130609	WPRA	P&R MEMBERSHIP THROUGH 2021	150.00
			P&R MEMBERSHIP THROUGH 2021	150.00
				300.00
12/14/2020	130610	ZIGNEGO READY MIX	HWY READY MIX	765.00
12/15/2020	177 (E)	WE ENERGIES	GROUP BILL ELECTRIC	9,682.24

100 TOTALS:

Total of 94 Disbursements:

312,856.55

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.**

DATE: December 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 20-12** Amending Section 17.0900f to Include Multi-Family Residential Buildings and Creating Section 17.0900g Related to Increasing the Height of Single-Family and Two-Family Residential Buildings to 3-Stories or 45-Feet if the Structure is Located No Closer than 40-Feet to Another Structure [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Building Height Amendment Staff Report

Section 17.0901 revisions

Building Height Comparisons

Sample Homes Westridge Builders



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of December 17, 2020

Date: December 8, 2020

Project Name: Building Height Amendment to Section 17.0900 of the Zoning Code

Project Address/Tax Key No.: City-wide

Project Description

Staff was recently contacted by several builders regarding concerns with the City's building height requirements for single-family homes. Particular concern was for homes that are anticipated for the Swan View Farms subdivision development, which is currently under construction.

Presently, the City's single-family residential zoning districts require the following maximum building height for principal structures:

Building Height and Size

(1) No principal building or parts of a principal building shall exceed 35 feet in height.

It should also be noted that according to Section 17.1402g. of the Zoning Code, building height is measured as follows:

39- Building Height

The vertical distance measured from the mean elevation of the finished lot grade along the street yard face of the structure to the highest point of the roof. Where the building is on a lot which slopes from the rear down to the street, or vise versa, the height will be determined at a point on the side wall equidistant between the back and front walls of the building.

Carl Tomich of Westridge Builders provided staff with several sample homes that would be similar to those built in the Swan View Farms subdivision that exceed the current standard. These elevations and photographs are attached.

Also within the Plan Commission packet is a comparison of how other communities regulate height. This includes the building height standard and how it is measured.

Proposed Amendment

To address this concern, staff prepared an amendment to Section 17.0900 of the City's Zoning Code. This section allows the Plan Commission to approve certain height modifications. Staff is recommending that a sub "g" be added that states:

g. The Height of Single-Family and Two-Family Residential Buildings may be increased to a maximum of three stories or 45-feet in height if the structure is located no closer than 40-feet to another structure.

In review of this section, and outside of the builders requested change, staff is also recommending that the existing sub-section “f.” be amended to include multi-family residential. The recommended change is in bold below.

f. The Height of Commercial, Industrial, ~~and~~ Institutional, **and Multi-Family Residential** Buildings may be increased to a maximum of six (6) stories if a fully operational sprinkler system is in place including enclosed stairwells to the roof and the Fire Chief has approved in writing a fire safety plan for the structure and use.

Recommendation

A motion recommending approval of the changes to Chapter 17 – Zoning, Section 17.0900f. and 17.0900g. as presented by staff.

SECTION 17.0900 MODIFICATIONS AUTHORIZED BY PLAN COMMISSION

17.0901 HEIGHT

The Plan Commission may permit, after review at a regularly scheduled Plan Commission meeting, a height limit to be exceeded, but such modification shall be in accord with the following:

- a. Agricultural Structures such as barns, silos, and windmills shall not exceed in height the actual distance from the nearest property line.
- b. Supplemental Architectural Projections such as spires, steeples, belfries, parapet walls, cupolas, domes, flues, and chimneys may be exempted from the height limitations of this ordinance.
- c. Communication and Power-Generating Structures such as radio and television transmission and relay towers, windmills, aerials, and receiving antennas as well as flagpoles shall not exceed in height thirty (30) feet or the distance of the base of such structure from the nearest lot line, whichever is less, unless otherwise authorized by the Plan Commission.
- d. Essential Services such as utilities, water towers, and electrical power and communication transmission lines may be exempted from the height limitations of this ordinance.
- e. Public or Quasi-public Facilities such as schools, churches, hospitals, monuments, sanitariums, libraries, governmental offices, and fire stations may be erected to a height of 60 feet **provided** all required yards are increased not less than one (1) foot for each foot the structure exceeds the maximum height requirement of the zoning district.
- f. The Height of Commercial, Industrial, ~~and Institutional~~, and Multi-Family Residential Buildings may be increased to a maximum of six (6) stories if a fully operational sprinkler system is in place including enclosed stairwells to the roof and the Fire Chief has approved in writing a fire safety plan for the structure and use.
- ~~f.g.~~ The Height of Single-Family and Two-Family Residential Buildings may be increased to a maximum of three stories or 45-feet in height if the structure is located no closer than 40-feet to another structure.

Building Heights

City of Pewaukee

39- Building Height

The vertical distance measured from the mean elevation of the finished lot grade along the street yard face of the structure to the highest point of the roof. Where the building is on a lot which slopes from the rear down to the street, or vise versa, the height will be determined at a point on the side wall equidistant between the back and front walls of the building.

Rs-1 through Rs-7

e. Building Height and Size

(1) No principal building or parts of a principal building shall exceed 35 feet in height.

17.0901f. The Height of Commercial, Industrial, and Institutional Buildings may be increased to a maximum of six (6) stories if a fully operational sprinkler system is in place including enclosed stairwells to the roof and the Fire Chief has approved in writing a fire safety plan for the structure and use.

Village of Pewaukee

Sec. 40.421. - Height regulations.

(a) *Maximum* height. No structure shall be erected or structurally altered to a height in excess of that specified in the structure's zoning district except as provided in subsection (c) of this section.

(b) *Determining* height. The height of a building shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.

(c) *Exceptions*. The following shall be excepted from the height regulations of all districts:

- (1) Chimneys and flues.
- (2) Accessory farm buildings not to exceed 60 feet in height on lots of three acres or more in area.
- (3) Electrical transmission and distribution facilities.
- (4) Silos for agricultural purposes.
- (5) Subject to the approval of the planning commission, cooling towers, elevator bulk heads, fire towers, monuments, penthouses, stacks, scenery lofts, tanks, water towers, ornamental towers, spires and necessary mechanical appurtenances.
- (6) Radio and television antennas. In no case, however, shall any radio or television antenna be erected or structurally altered to an overall height in excess of 25 feet or to a height in excess of five feet above the highest point on the roof of the principal structure located on the same property, whichever is greater. The overall height shall not exceed the distance measured in a straight line to the nearest property line.
- (7) Television antennas intended for the common use of a subdivision, group project development or multifamily development or for use in conjunction with a closed circuit television system serving a school, church, public utility facility, public administrative office, public service building or other similar type of facility shall be subject to the approval of the building inspector. Except as

otherwise regulated in this section, such television antennas shall not be erected or structurally altered to a height in excess of 35 feet. In no case, however, shall the overall height exceed the distance measured in a straight line to the nearest property line.

- (8) Radio towers and antennas, provided that such towers and antennas are intended for the use of appropriately licensed amateur radio operators or for use as part of a commercial or industrial enterprise being conducted on an appropriately zoned property, shall be subject to the approval of the building inspector. Except as otherwise regulated in this section, such radio towers or antennas shall not be erected or structurally altered to a height in excess of 75 feet. In no case, however, shall the overall height exceed the distance measured in a straight line, to the nearest property line.
- (9) The height of wireless telecommunications facilities and equipment shall be regulated as to height only by the regulations set forth in article VII, division 3 of this Code.

(d) *Increase permitted.* The maximum height of any structure may be increased up to ten feet if offset and setbacks are increased by one foot for each additional foot of structural height exceeding the standard district requirement.

R-1 (same in R-2, R-3, R-4, R-5, R-6 districts)

Sec. 40.167. - Building height.

(a) The height of any dwelling unit in the R-1 district shall not exceed 42 feet.

(b) The height of accessory structures shall not exceed 15 feet or the width of the structure, whichever is less.

(Ord. No. 99-5, § 17.07(1)(g), 5-4-1999)

City of Oconomowoc

Height: The vertical distance from: (1) the average elevation of the adjoining ground level or (2) the established grade, whichever is lower to the top of the cornice of a flat roof, to the deck line of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance between the gable peak and the roof sill of the highest gable on a gable, gambrel, or hip pitched or hip roof.

RR, SR, TR, and RML districts:

Principal Structure (max ft) – 35'

City of Brookfield

Building, Height of. "Height of building" means the vertical distance from the average established street grade in front of the lot or the finished grade at the building line, whichever is higher, to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the highest gable or a gambrel, hip or pitch roof.

R-1, R-2, and R-3 single-family districts height requirements:

- A. Principal building: thirty-five (35) feet maximum.

- B. Accessory buildings: fifteen (15) feet maximum.
- C. Attached garages: no higher than the principal building's roof ridge. The garage must be consistent with the principal dwelling's architecture and building materials as well as the character of the neighborhood. (Ord. 1666 § 1 (part), 1998: prior code § 17.29(3))

City of Franklin

BUILDING HEIGHT

The vertical distance measured from the curb level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat or slant roof, to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, or hip, or gambrel roof; provided that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished grade at the front of the building.

R-1, R-2, R-3, R-3E, R-4, R-5, and R-6 single-family districts:

2.5 stories/30 feet

R-1E single-family district

4.5 stories/50 feet

City of Mequon

Sec. 58-418. - Height regulations.

(a) *Maximum* height. No structure shall be erected or structurally altered to a height in excess of that specified in the structure's zoning district except as provided below in this section.

(b) *Determining* height. The height of a structure shall be the vertical distance measured from the mean elevation of the finished grade at the front of the structure to the highest point of the building.

(c) *Exceptions*. The following shall be exempted from the height regulations of all districts:

- (1) Chimneys and flues.
- (2) Accessory farm buildings, not to exceed 60 feet in height on lots of three acres or more in area.
- (3) Electrical transmission and distribution facilities.
- (4) Silos for agricultural purposes.
- (5) Subject to the approval of the planning commission, cooling towers, elevator bulk heads, fire towers, monuments, penthouses, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, and necessary mechanical appurtenances.
- (6) Radio and television antennas. In no case, however, shall any radio or television antenna be erected or structurally altered to an overall height in excess of 25 feet or to a height in excess of five feet above the highest point on the roof of the principal structure located on the same property, whichever is greater. Furthermore, the overall height shall not exceed the distance measured in a straight line to the nearest property line.
- (7) Television antennas intended for the common use of a subdivision, group project development, or multiple family development or for use in conjunction with a closed circuit television system

serving a school, church, public utility facility, public administrative office, public service building or other similar type of facility shall be subject to the approval of the building inspector. Except as otherwise regulated herein, such television antennas shall not be erected or structurally altered to a height in excess of 35 feet. In no case, however, shall the overall height exceed the distance measured in a straight line to the nearest property line.

- (8) Radio towers and antennas, provided that such towers and antennas are intended for the use of appropriately licensed amateur radio operators or for use as part of a commercial or industrial enterprise being conducted on an appropriately zoned property, shall be subject to the approval of the building inspector. Except as otherwise regulated herein, such radio towers or antennas shall not be erected or structurally altered to a height in excess of 75 feet. In no case, however, shall the overall height exceed the distance measured in a straight line to the nearest property line.
- (9) Structures for which height regulations are prohibited by state law.

(d) *Increase permitted.* The maximum height of any structure may be increased up to ten feet if offset and setbacks are increased by one foot for each additional foot of structural height exceeding the standard district requirement.

R-1, R-1B, R-2, R-2B, R-3, R-4, R-5, R-6

(g) *Building height.*

(1) The height of any dwelling unit shall not exceed 42 feet.

Village of Sussex

Building Height

The vertical distance measured from the average elevation of the finished lot grade within 20 feet of the structure to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the average height between the plate and ridge of a gable, hip, or gambrel roof.

CR-1 and CR-2

E. Building Height and Area 1. No building or parts of a building shall exceed 50 feet in height.

TS-1, Rs-1, Rs-2, Rs-3, and Rs-4

D. Building Height and Area 1. No building or parts of a building shall exceed 30 feet in height.

Village of Elm Grove

BUILDING HEIGHT

The distance measured from the grade line or ground elevation at its lowest intersect with the building foundation on the side of the structure where the principal entrance is located to the highest point of the structure.

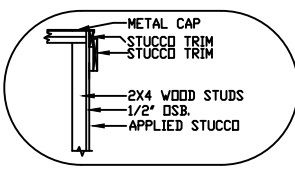
[Amended 9-10-2001]

Rs-1, Rs-2, Rs-3, Rs-4, Rm-1, and Rm-2
E. Building height and area.

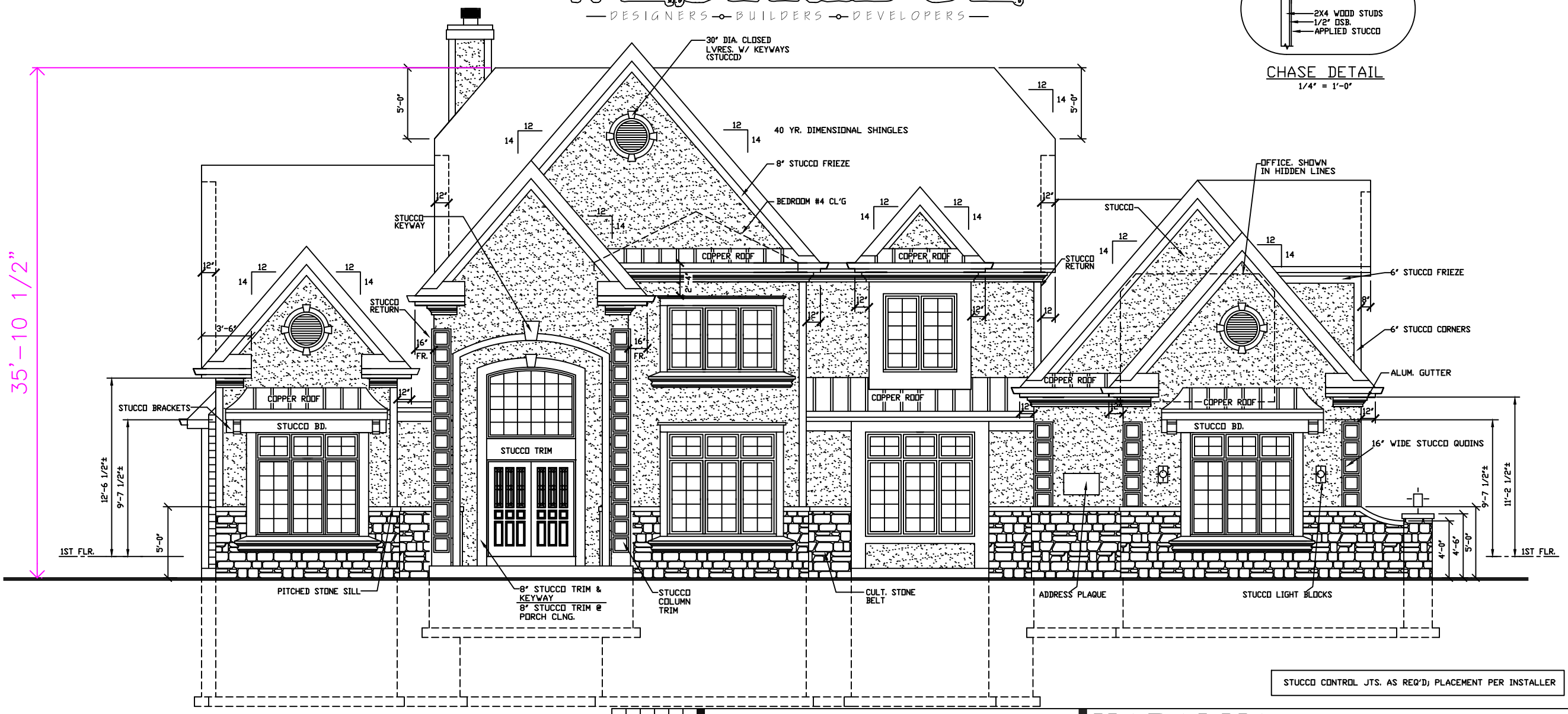
(1) Height.

[Amended 9-10-2001]

- (a) The building height for principal structures (including any part thereof) shall not exceed 36 feet; provided, however, that the building height for principal structures may be increased by one foot for every two feet added to all side yard and the rear setback requirements for the district in which the structure is located. A maximum of five feet of additional building height may be added under this subsection.
- (b) For principal structures having exposed foundations on the side or rear yards, the vertical height at that location shall not exceed 46 feet; provided, however, that the vertical height at that location may be increased by one foot for every two feet added to all side and rear setback requirements of the district up to a maximum of five feet of additional vertical height.
- (c) The building height of accessory structures, other than servants' quarters and garages, shall not exceed 10 feet.
- (d) The building height of servants' quarters and garages shall not exceed 36 feet.



CHASE DETAIL
1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"

DRAWN: DEC. 3, 07
FINAL: DEC. 17, 07
REV: FEB. 5, 08

ACCEPTED BY:

BUILDER:	_____
DATE:	_____
BUYER:	_____
DATE:	_____
BUYER:	_____
DATE:	_____

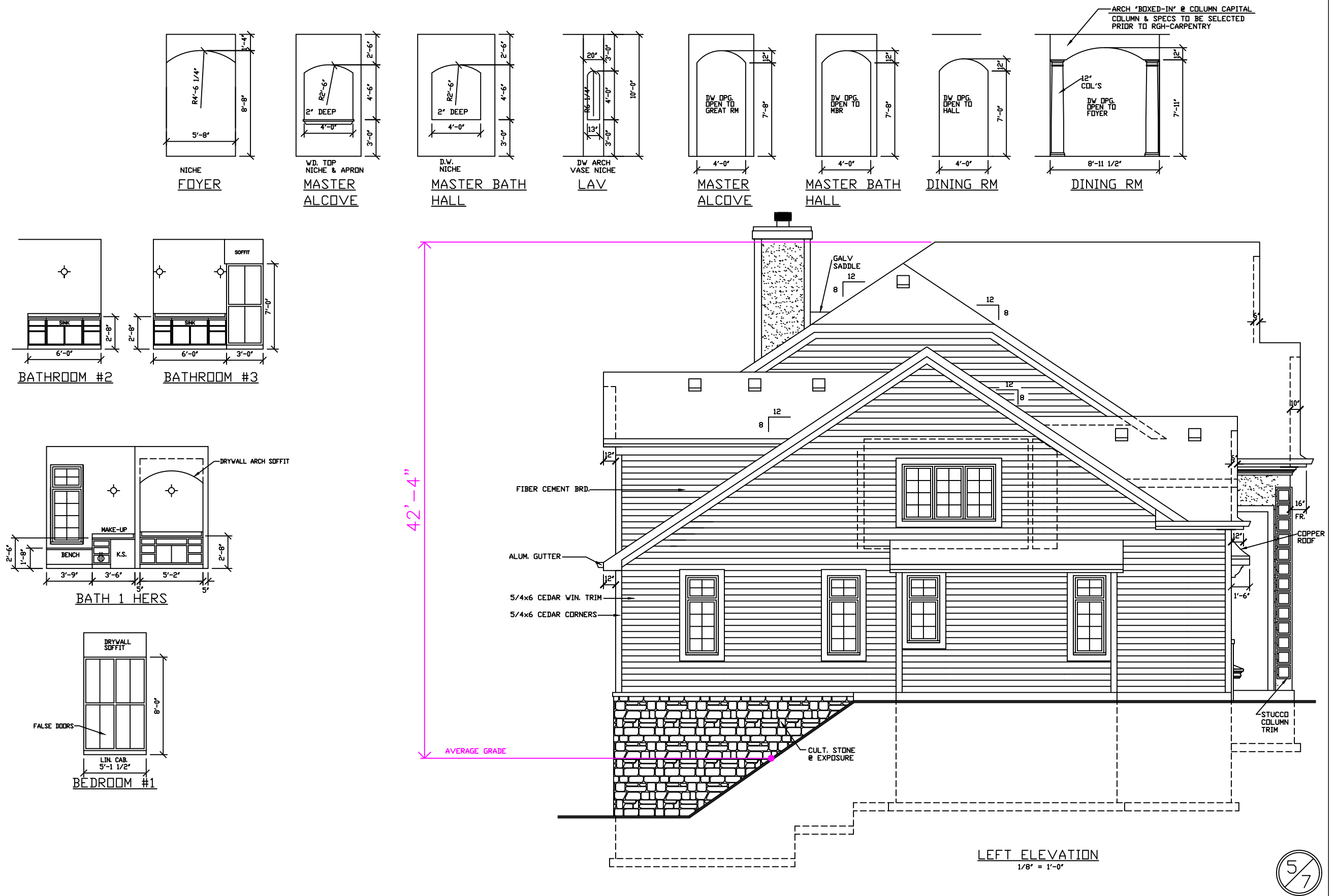
KAPALUA	
WESTRIDGE BUILDERS, INC.	
N8 W22520-L JOHNSON DRIVE	
WAUKESHA, WISCONSIN 53186	
PHONE : 262-547-0326	
NAME & JOB ADDRESS: SANDRA & ANDRE GORDON	
LOT 22 CARTERS CROSSING	
VILLAGE OF MENOMONEE FALLS	

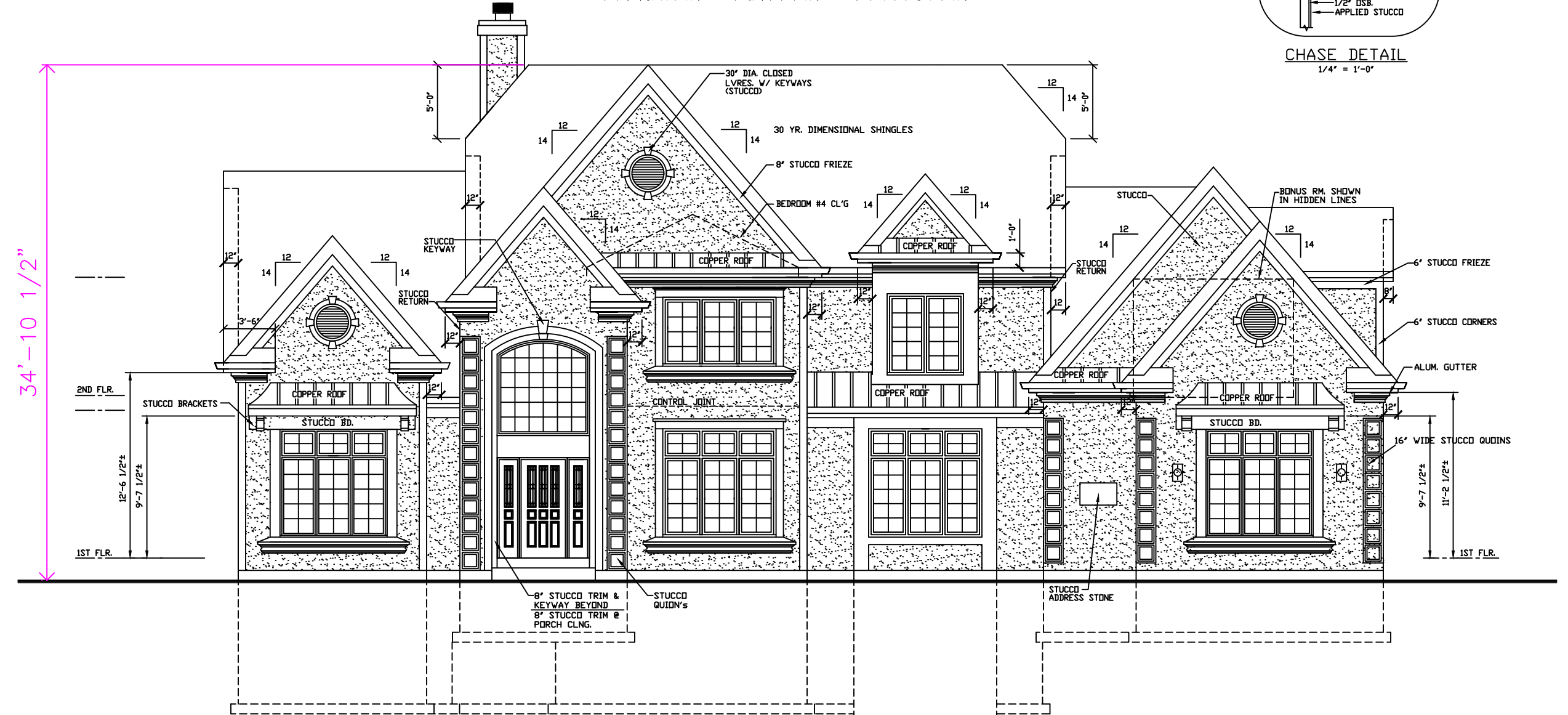
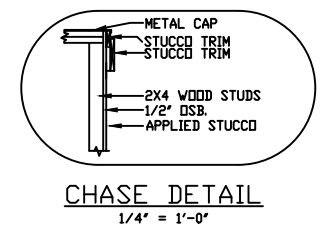


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FRONT ELEVATION
SCALE 1/8" = 1'-0"

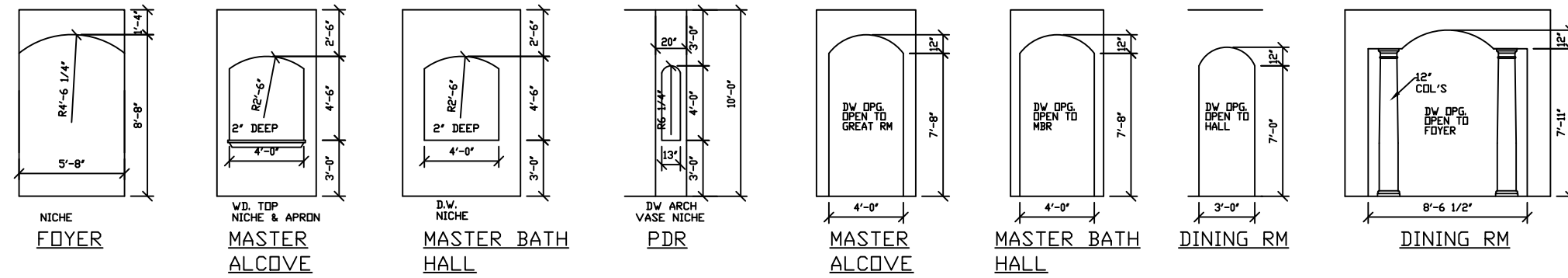
DRAWN: FEB. 6, 07

ACCEPTED BY: _____
BUILDER: _____
DATE: _____
BUYER: _____
DATE: _____
BUYER: _____
DATE: _____

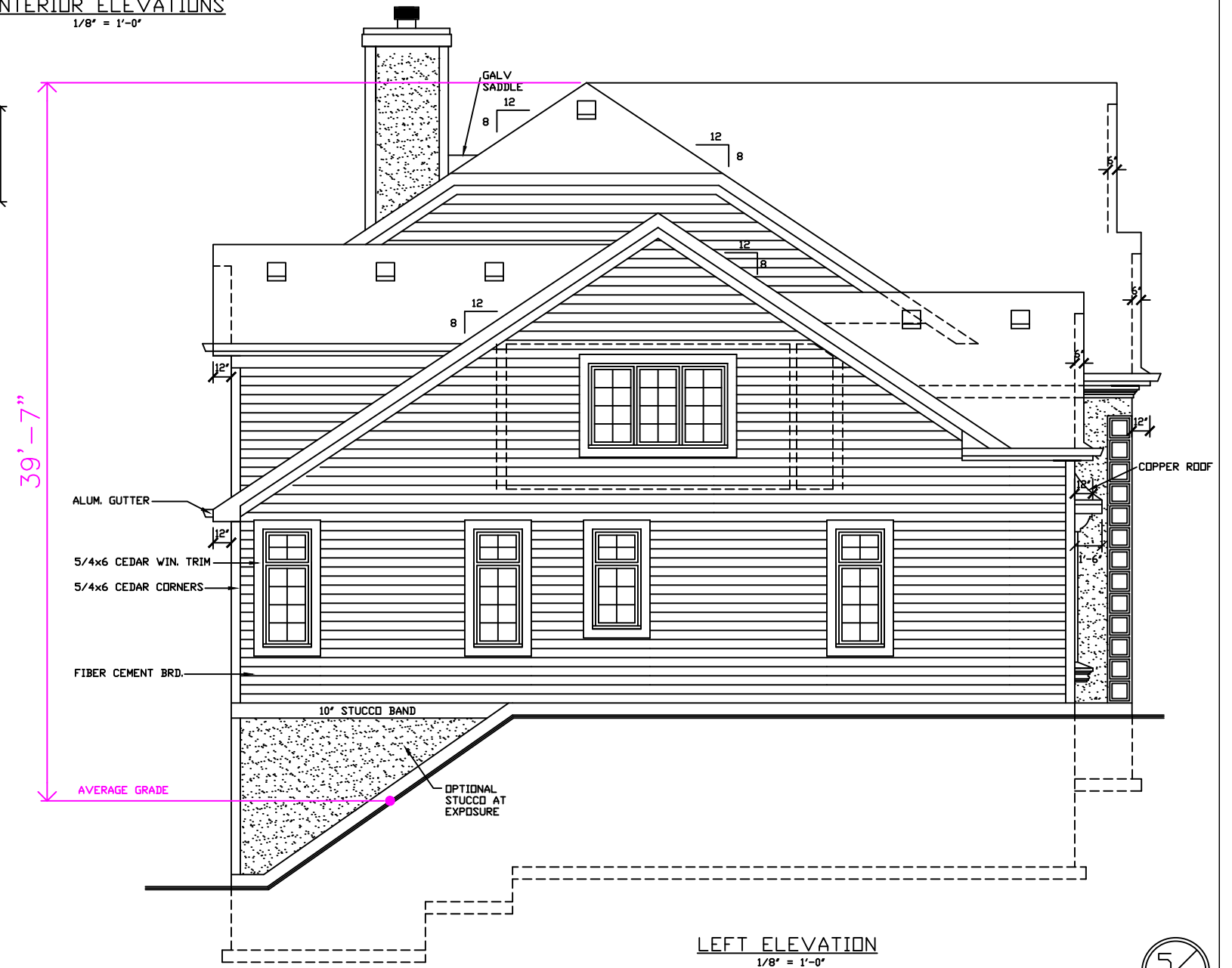
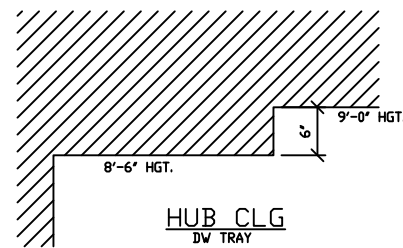
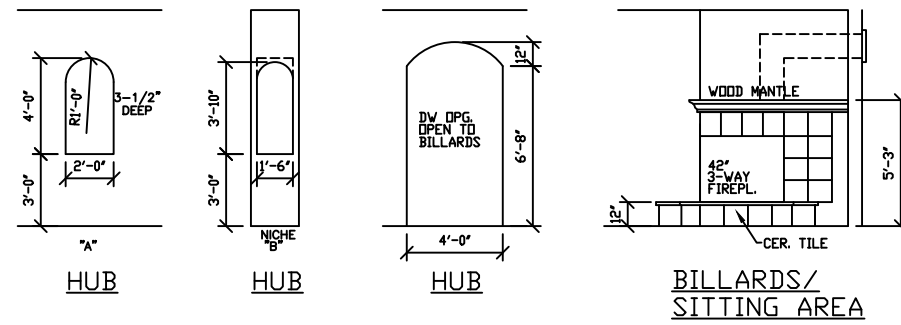
KAPALUA
WESTRIDGE BUILDERS, INC.
N8 W22520-L JOHNSON DRIVE
WAUKESHA, WISCONSIN 53186
PHONE : 262-547-0326
NAME & JOB ADDRESS: KAPALUA MODEL
LOT 59 CARTERS CROSSING
VILLAGE OF MENOMONEE FALLS



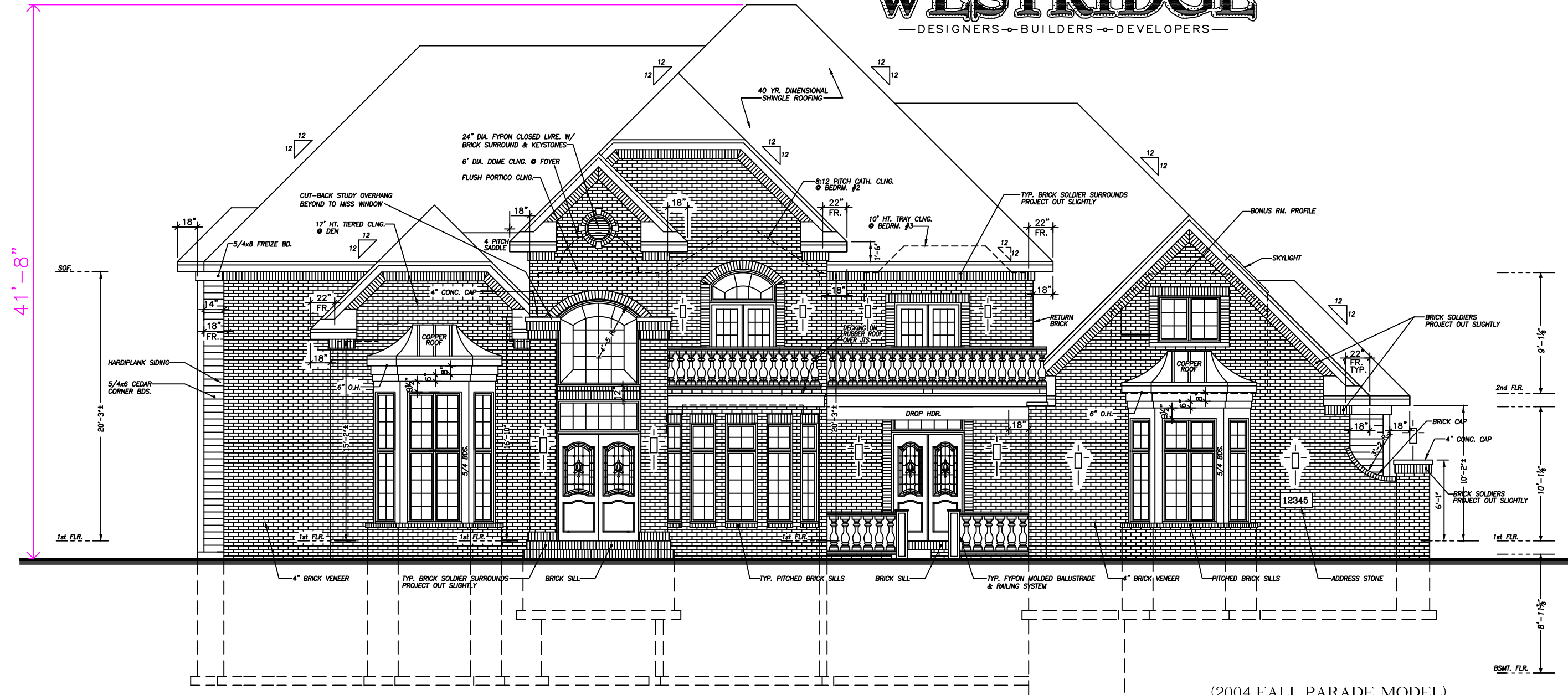
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INTERIOR ELEVATIONS
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"

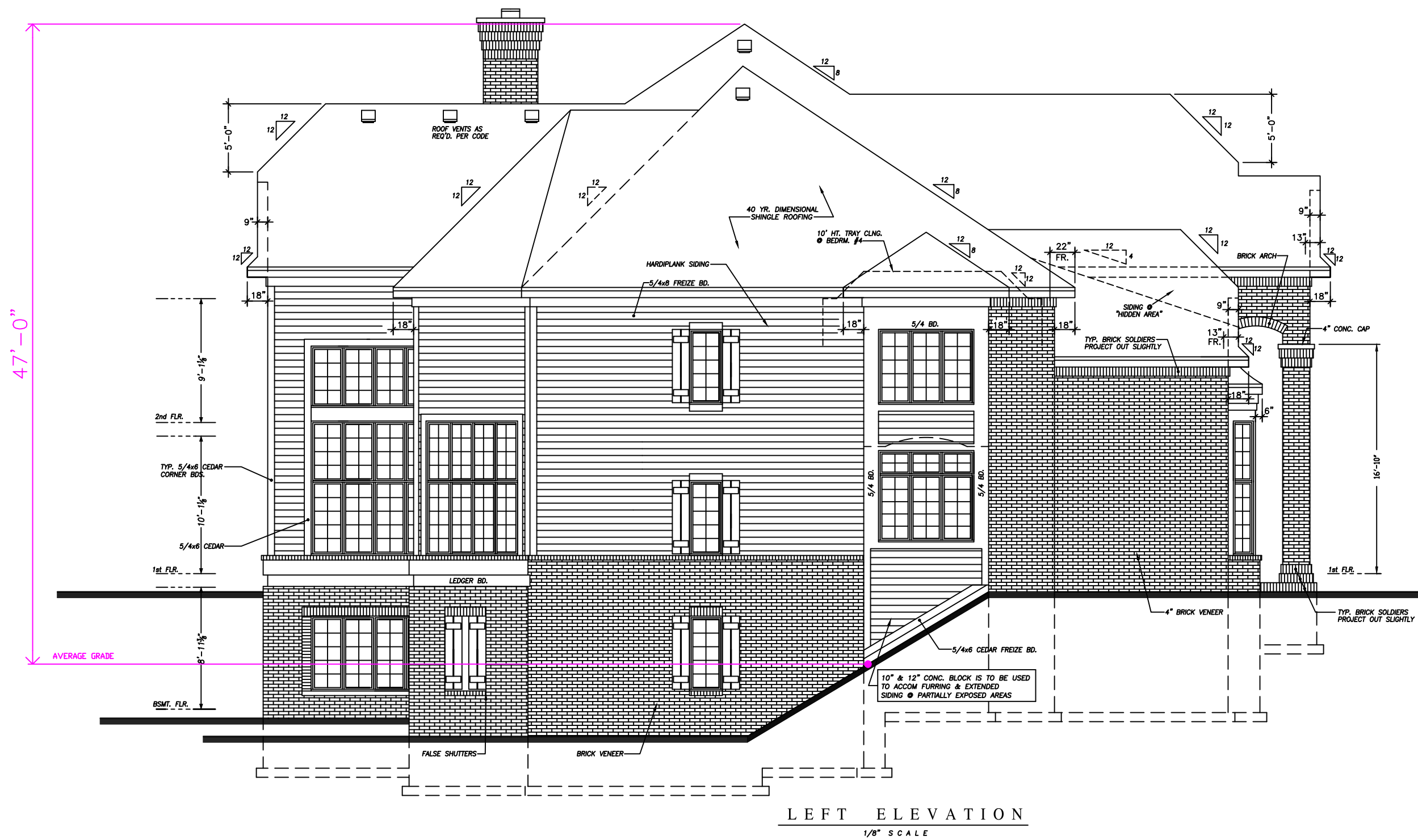


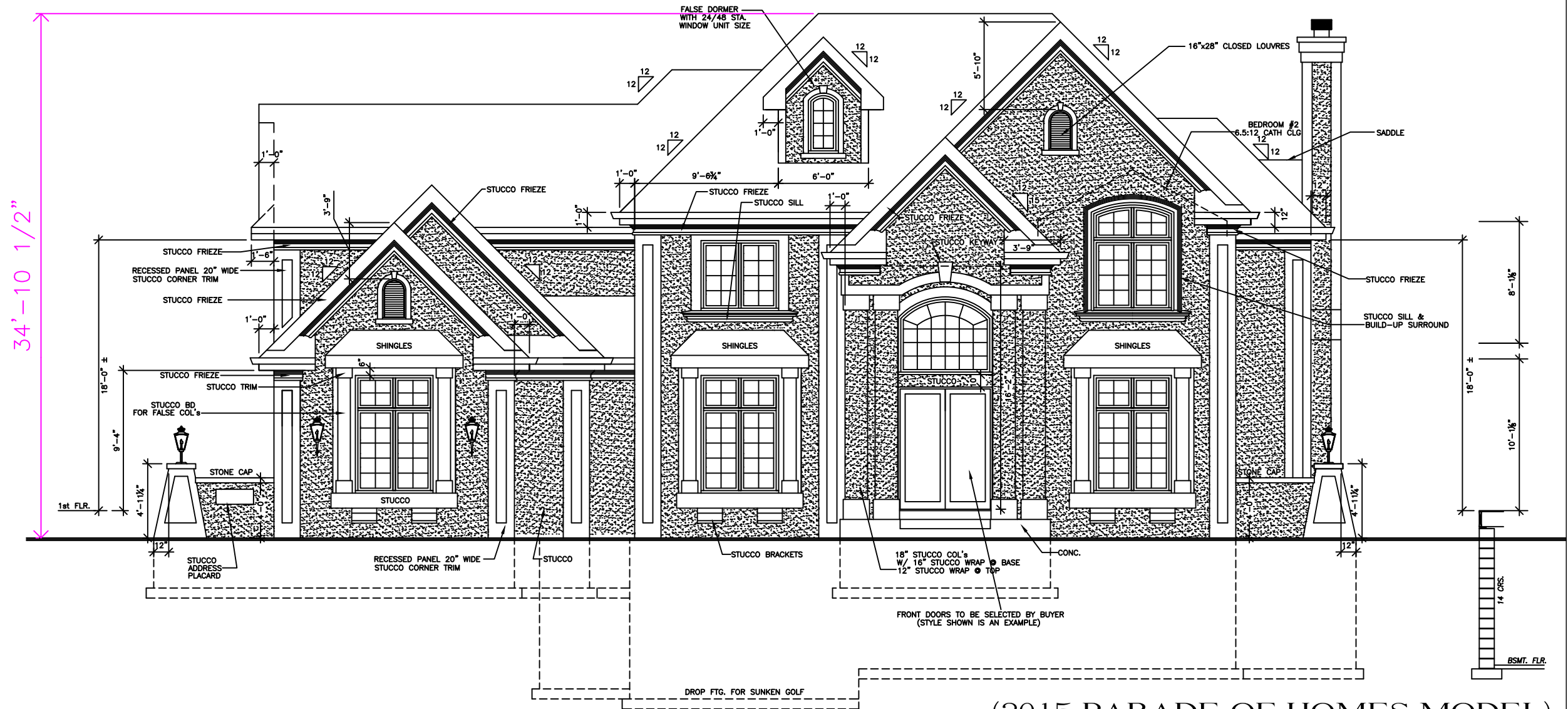
(2004 FALL PARADE MODEL)

FEDERAL COPYRIGHT PROTECTION EXTENDS TO ORIGINAL AND MODIFIED DERIVATIVE PLANS, IS APPLICABLE TO INTENTIONAL AND UNINTENTIONAL INFRINGEMENTS, AND PROVIDES FOR SPECIFIC STATUTORY DAMAGES, BOTH CIVIL AND CRIMINAL

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FRONT ELEVATION

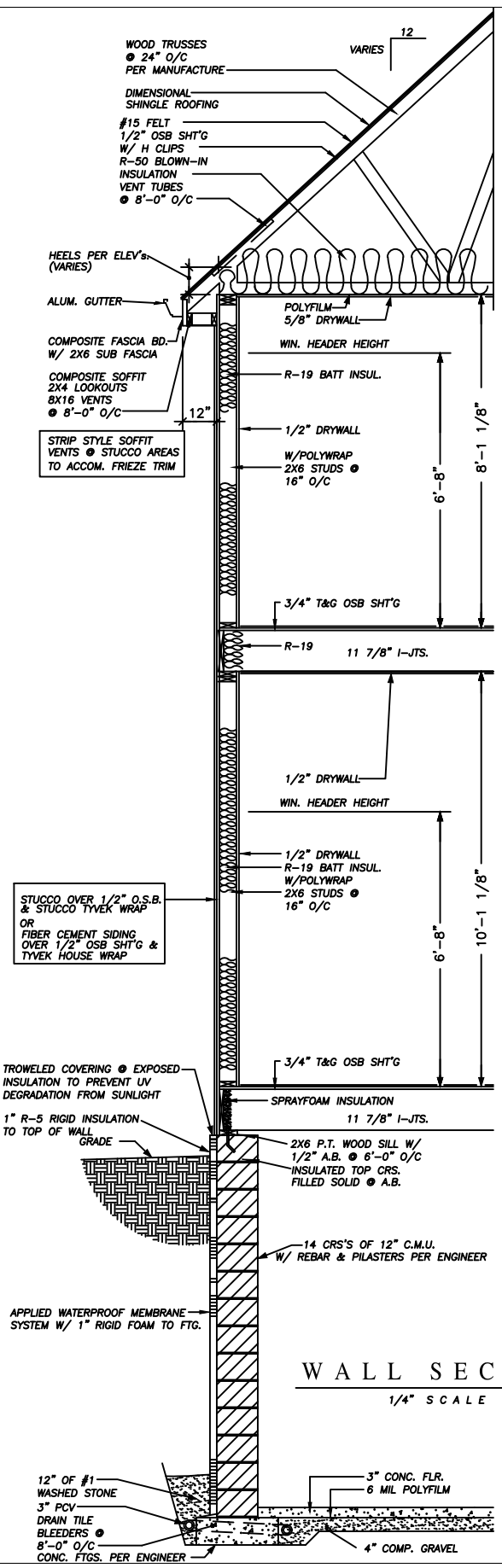
1/8" SCALE

DRAWN: 08-06-18

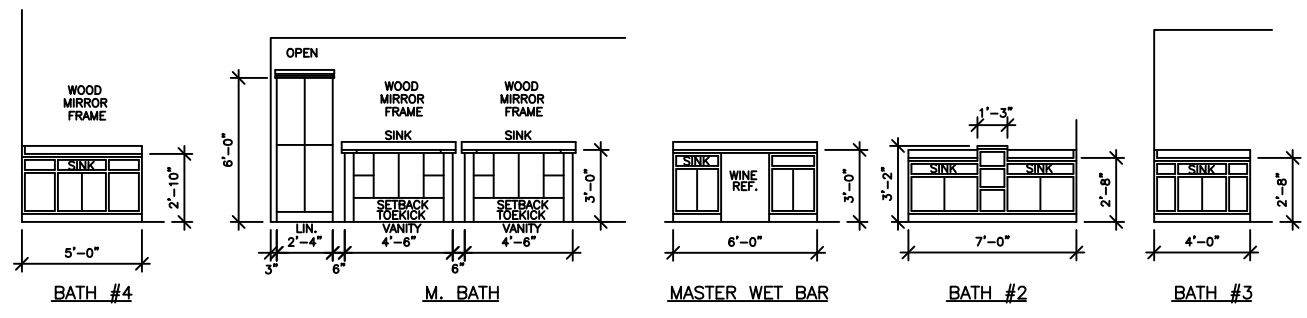
DATE :

NAME: ROB & JULIE HAUGEN
LOT 9, LILLY CROSSING
CITY OF BROOKFIELD

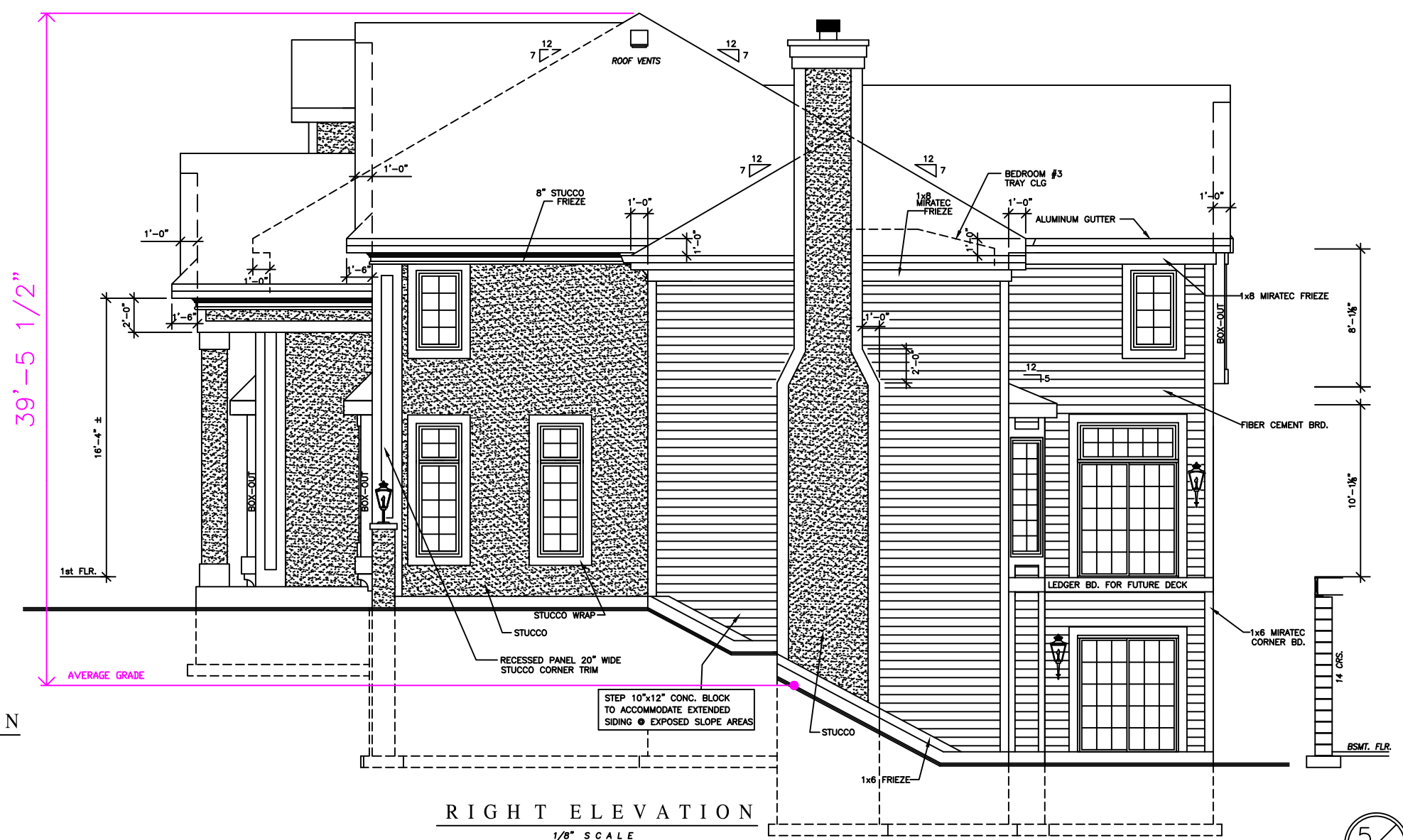
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UNITED STATES OF AMERICA



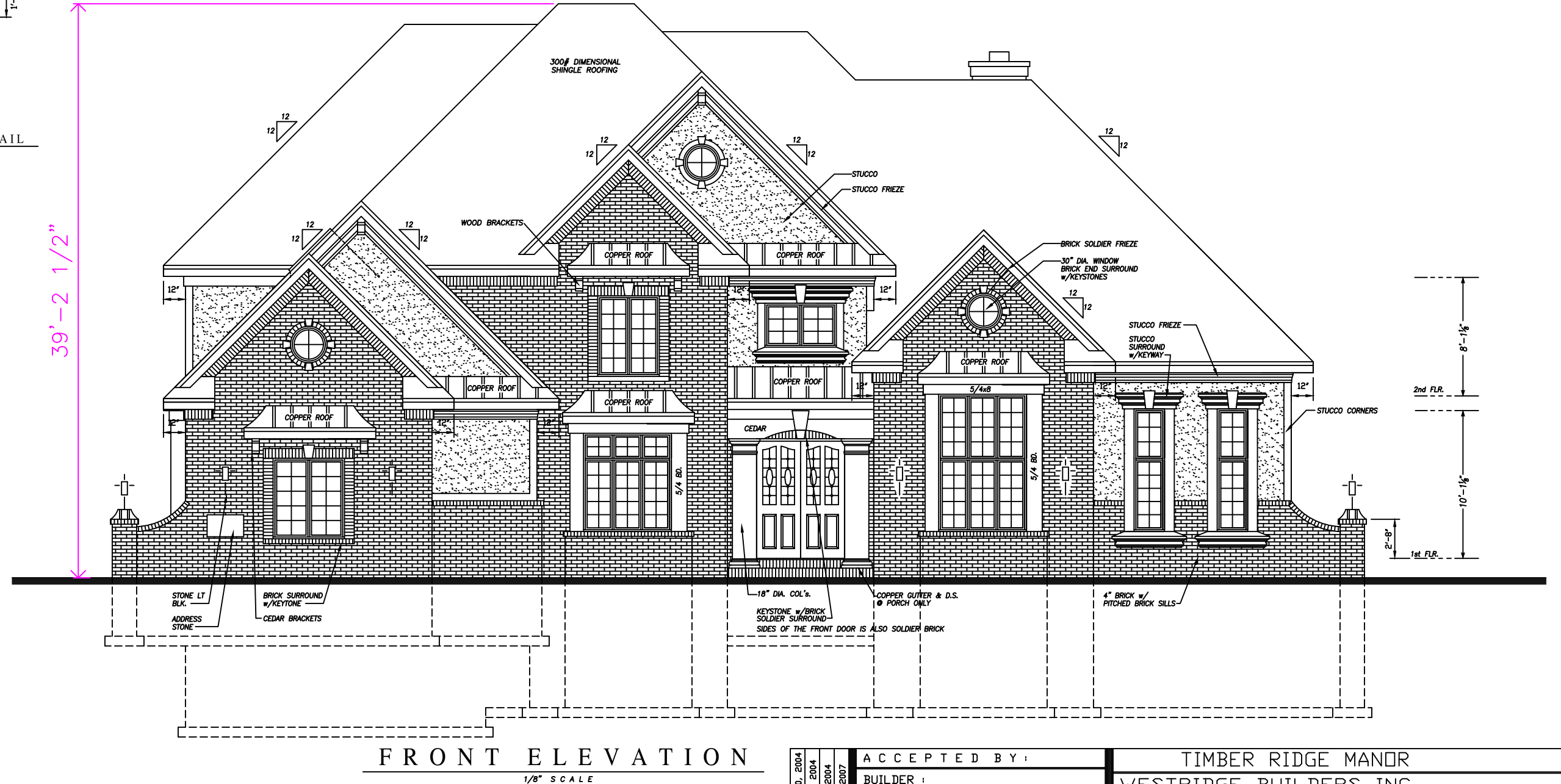
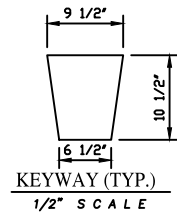
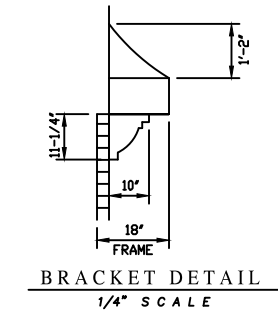
WALL SECTION
1/4" SCALE



INTERIOR ELEVATIONS
1/8" SCALE



RIGHT ELEVATION
1/8" SCALE



FRONT ELEVATION
1/8" SCALE

FINAL: JULY 20, 2004
REV: JULY 30, 2004
REV: SEPT 7, 2004
REV: MAR. 12, 2007

ACCEPTED BY:

BUILDER:

DATE:

BUYER:

DATE:

BUYER:

DATE:

TIMBER RIDGE MANOR

WESTRIDGE BUILDERS INC.
N8 W22520-L JOHNSON DRIVE
WAUKESHA, WISCONSIN 53186
PHONE: 262 - 547-0326

NAME: WESTRIDGE BUILDERS, INC.

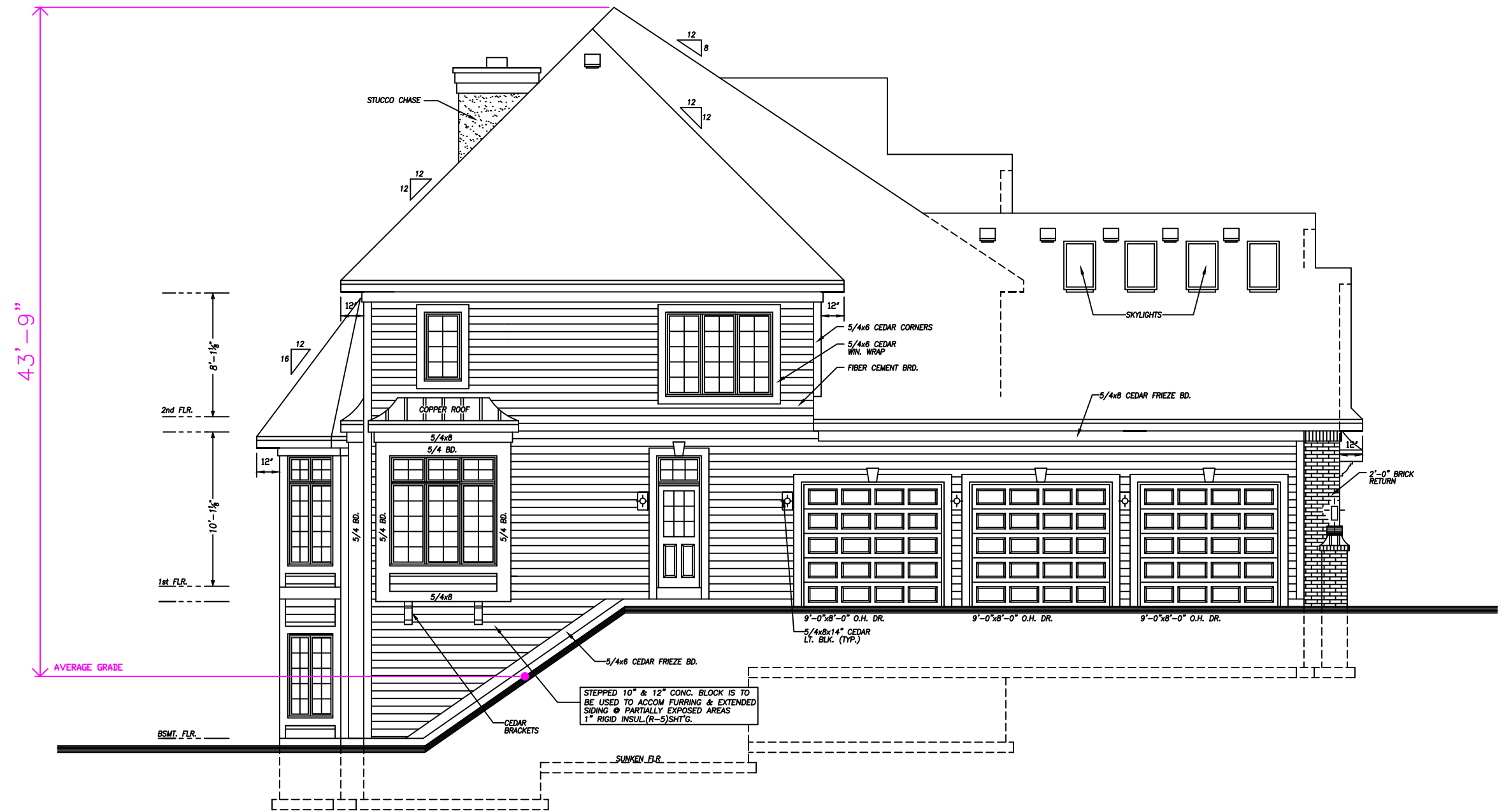
ADDRESS: LOT 2 TAYLORS WOODS
VILLAGE OF MENOMONEE FALLS

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1/8



LEFT ELEVATION

1/8" SCALE

















**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: December 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for the Century Fence Company Located at Approximately 1300 Hickory Street in Order to Combine 2.07 Acres of City of Pewaukee Vacant Land With an 11.43 Acre Parcel in the Village of Pewaukee (PWC 0921-997-003 & PWV 0921-995) [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Century Fence Staff Report

Century Fence CSM

Century Fence CSM 2016 Request



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of December 17, 2020

Date: December 9, 2020

Project Name: Century Fence Certified Survey Map

Project Address/Tax Key No.: approximately 1300 Hickory Street / Tax Key Nos. PWC 0921997003 and PWV 0921995

Applicant: Anthony W. Bryant, Century Fence Company

Property Owner: Anthony W. Bryant

Current Zoning: M-6 Mixed Industrial District

Proposed Zoning: Same

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: CP Rail System to the north, industrial and single-family residential to the south, and industrial to the east and west

Introduction/Background

The applicant filed a Certified Survey Map Application requesting to combine two properties located at approximately 1300 Hickory Street, bearing Tax Key Nos. PWV 0921995 and PWC 0921997003.

Both properties are owned by Anthony W. Bryant, owner of Century Fence Company; however, the larger, approximately 11.43-acre parcel is located within the Village of Pewaukee and the smaller, 2.07-acre property to the south is located within the City of Pewaukee.

The City property is Outlot 1 of CSM No. 11133 and is currently vacant and landlocked. The Village property is Lot 1 of CSM No. 10469 and is the main office of the Century Fence Company. The combined acreage noted on the proposed CSM is 13.553-acres.

In 2016 the City denied a request to annex the City property to the Village. At that time, a submittal of a CSM to combine the properties was discussed, opposed to the annexation request; however, a CSM was never submitted or pursued by the property owner. Documents related to this from 2016 are attached for review.

Project Description

Certified Survey Map

The applicant is proposing to combine the properties referenced above to allow Century Fence to utilize the City property for outside storage. Currently this would not be allowed as an outlot.

According to the applicant, there are no structures planned at this time. Century Fence intends to grade the site and install a compacted stone surface for the storage areas.

The land combination with the Village property will give the City property access as one site to Hickory Street in the Village and allow for the removal of the outlot designation.

Related to the CSM, staff recommends that:

1. Per Section 18.0602, the proposed lot lines to be removed shall be labeled as “previous lot line – to be removed.”
2. The 25-foot wetland setback shall be accurately shown on Sheet 1 of 4.
3. The Plan Commission secretary name on Sheet 4 shall be changed from “Ami Hurd, Recording Secretary” to “Brandon Bergman, Plan Commission Secretary.”

Note that the Village of Pewaukee will also have to approve the Certified Survey Map.

Future Use

Following approval and recording of the Certified Survey Map, the property owner will still need to receive City approval to utilize and improve the site.

As previously indicated, the applicant intends to use the property for outdoor storage. Staff has identified two options the applicant may consider for moving forward with that proposed land use. The first option, which is recommended by staff, includes:

- Submittal of a Rezoning Application to rezone the property from M-6 Mixed Industrial District to M-1 General Wholesale Business/Warehouse District.

Note the M-1 District allows storage “...within an open area attractively and effectively visually screened from public streets, roads, or highways and adjacent uses and where the individual goods or materials are not reduced in size or basically changed in character” as a Permitted Use.

As such, staff finds that the M-1 District is most appropriate for the proposed use and matches the zoning of the adjacent We Energies property to the east, which also has significant outdoor storage.

As the property is planned as Manufacturing/Fabrication/Warehousing on the City’s Year 2050 Land Use/Transportation Plan map, the M-1 District zoning is consistent with the Comprehensive Master Plan and no amendment would be required.

- Submittal of a Site & Building Plan Review Application requesting approval of the proposed site improvements.
- Submittal of a Business Plan of Operation Application to allow the use of the site for outdoor storage.

The second option would be to maintain the M-6 District zoning and submit a Conditional Use Permit Application to allow for the outdoor storage use and a Site & Building Plan Review Application for approval of the proposed site improvements.

Related to the future development of the City portion of the property, the applicant has been made aware of the following:

- The City requires a minimum 40% of greenspace for all nonresidential development.
- Details of what materials are being stored will be requested.
- Screening along the south property line, particularly abutting the residential site to the south, will be recommended. Additional screening may be requested upon a detailed review of the site plan.
- A wetland investigation/report and delineation will be required as part of the Site & Building Plans Review Application.
- Final grading, erosion control, and storm water management plans must be approved by the Engineering Department.

It can be further noted that the Sanborn Tube development allows for 1.5 acres of impervious area to drain to the pond. Anything above the 1.5 acres will need to meet the storm water ordinances. Moreover, disturbances greater than 1 acre will be required to meet the City's erosion control regulations.

Recommendation

A motion recommending approval of a 1 Lot Certified Survey Map combining the two properties located at approximately 1300 Hickory Street, bearing Tax Key Nos. PWV 0921995 and PWC 0921997003, contingent upon the approval of the Village of Pewaukee and subject to the following conditions being met to the satisfaction of the City Planner, prior to recording the CSM with the Waukesha County Register of Deeds:

1. Per Section 18.0602, the proposed lot lines to be removed shall be labeled as "previous lot line – to be removed."
2. The 25-foot wetland setback shall be accurately shown on the Sheet 1 of 4.
3. The Plan Commission secretary name on Sheet 4 shall be changed from "Ami Hurd, Recording Secretary" to "Brandon Bergman, Plan Commission Secretary."

December 7, 2020

MR BRANDON BERGMAN
PEWAUKEE PLANNING COMMISSION

Mr. Bergman,

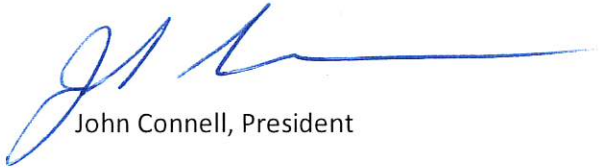
Century Fence Company respectfully submits the following for review at the Pewaukee Planning Commission meeting December 17, 2020.

- Century Fence Company Business Plan of Operation preface and Plan of Operation Application
- Application for minor land division
- Notice of intent to discharge wastewater
- Draft CSM with setbacks required and wetland boundary identified
- Drawing of parcel by CJ Engineering with existing contours on the parcel
- Certification by CJ Engineering confirming the stormwater control is adequate. Century Fence Company has a utilization agreement with Sanborn Tube.
- Waukesha County GIS map with twelve sets enclosed

Thank you for your time and consideration.

Sincerely,

Century Fence Company



John Connell, President

Enclosures

1300 HICKORY ST.
P.O. BOX 727
PEWAUKEE, WISCONSIN 53072-0727
TEL (262) 547-3331
(800) 558-0507
FAX (262) 691-3463
(262) 691-3487
www.centuryfence.com

Century Fence
Business Plan of Operation

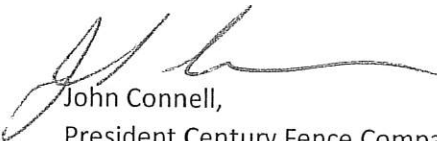
We formally request that 2.07 acres of our property which lies in the City of Pewaukee be combined with 13.5 acres we own, located in the Village. The two properties are contiguous. We are requesting combining the parcels, not asking for detachment.

It is the desire of Century Fence Company to utilize these 2.07 acres – (less the appropriate buffers) – for outside storage. We do not plan any structure on this parcel at this time. Storm water control is in place through a utilization agreement with Sanborn Tube. This parcel is landlocked and virtually out of public view.

If this usage is deemed acceptable, our next step would be to develop Civil Drawings for approval, allowing us to proceed with site work, including stripping the topsoil and preparing the subgrade for placement of a compacted stone surface.

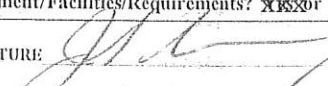
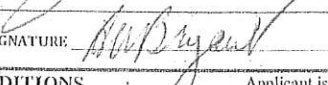
Thank you for your time and consideration regarding this request.

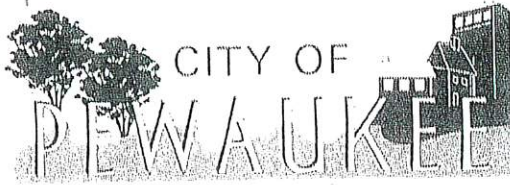
Sincerely,



John Connell,
President Century Fence Company

1300 HICKORY ST.
P.O. BOX 727
PEWAUKEE, WISCONSIN 53072-0727
TEL (262) 547-3331
(800) 558-0507
FAX (262) 691-3463
(262) 691-3487
www.centuryfence.com

Pewaukee, WI 53072 Building Services Office - 262-691-9107 City Hall Main Office - 262-691-0770 Fax - 262-691-1798		BUSINESS PLAN OF OPERATION APPLICATION CITY OF PEWAUKEE		Parcel/Tax Key No.	
NAME OF PROPOSED BUSINESS: Century Fence Company				SUITE#:	
SITE ADDRESS:					
1300 Hickory Street		Pewaukee		Wisconsin 53072	
Business / Operator's Name (Please Print) A. W. Bryant		Mailing Address 108 N. Barstow Street, Waukesha, WI 53186		Phone# 262-2100 FEIN #	
		Email Address N/A			
Tenant's Name: (Please Print) Century Fence Co.		Mailing Address 1300 Hickory Street, Pewaukee, WI 53072		Phone# 262-956-6425 FEIN# 39-0203700	
		Email Address sales@centuryfence.com			
DESCRIPTION OF BUSINESS OPERATION: Construction - fence and Pavement Marking Contractor					
TYPE of BUSINESS: Please Check the appropriate Box for type: ☐ Retail ☐ Wholesale ☐ Office ☐ Institutional ☐ Warehouse/Storage ☐ Other? _____ ☒ Industrial			Description Construction Company		
NEW USE?: XXXX No? or		EXPANSION OF EXISTING USE?: XXXX No? or		OTHER?	
HOURS of OPERATION: From: 6AM to 8PM		DAYS of OPERATION: M-F, Saturday and Sunday as needed			
MAXIMUM NUMBER OF EMPLOYEES:		How many Full Time? 45 How many Part Time? 5		CURRENT ZONING: M-6	
Expected Customers per day: Less than 5		Number of Trucks per day: 10-15, including employees Number of Autos per day: 20-30, including employees			
PARKING		STORAGE			
Available Parking/Parking Lot Spaces # 60 Loading Spaces # Multiple Is there Overnight Parking? Yes XXXX Where? Secured gravel yard		Any Outside Storage? XXXX No Please list type of Storage? fence inventory			
SEWAGE DISPOSAL BY: Public Sewer ☒ Septic Tank _____ Holding Tank _____ Storm Water Retention/Detention: Yes? XXXX No?		WATER SUPPLY BY: Public Water Main ☒ Private Well _____ Other _____		SOLID WASTE (trash) DISPOSAL BY: Contract: ☒ Self: _____ Any flammable substances? XXXX No If Yes, where Stored? _____	
Any Special Equipment/Facilities/Requirements? XXXX No What? _____					
APPLICANT'S SIGNATURE 		APPLICANT'S PRINTED NAME John Connell		DATE SIGNED 6-4-20	
PROPERTY OWNER'S SIGNATURE 		PROPERTY OWNER'S PRINTED NAME A. W. Bryant		DATE SIGNED 11-3-20	
APPROVAL CONDITIONS Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of City Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the City Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.					
Business Plan of Operation Application Fee: \$100.00					
For City Staff ONLY					
Submitted for Review on: _____			Date: _____		
Approval by Zoning Administrator: _____			Date: _____		
Approval by City Planner: _____			Date: _____		
SPECIAL REQUIREMENTS/COMMENTS: _____					



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

APPLICATION FOR MINOR LAND DIVISION/CERTIFIED SURVEY MAP

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin for Certified Survey Map review and approval to allow for: Combining two parcels -CSM10469 and Outlot CSM11133 - for Business use including outside storage for Century Fence Company

Legal description of property to be rezoned – Please attach.

Common property description or name: Century Fence

Property Address: 1300 Hickory Street Tax Key Number(s): PWV0921995, PWVC098, PWC0921997003

Property owner(s) (Full Legal Name): Anthony W. Bryant

Owner's Address: 108 N. Barstow Street City/State/Zip: Waukesha, WI 53186

Phone: 262-542-2100 Email: n/a

Applicant (Full Legal Name):

Name: Anthony W. Bryant

Company: Century Fence

Address: same as above

City/State/Zip: same as above

Phone: same as above

Email: same as above

Contact Person (Full Legal Name):

Name: John Connell

Company: Century Fence

Address: 1300 Hickory Street

City/State/Zip: Pewaukee, WI 53072

Phone: 262-956-6425

Email: sales@centuryfence.com

Certified Survey Map submittals must include and be accompanied by the following:

- ☒ This Application form accurately completed with original signatures.
- ☒ Application Filing Fee, payable to the City of Pewaukee:
 - ☐ \$200.00, plus \$10.00 for each lot or outlot created with no public facilities
 - ☐ \$350.00, plus \$10.00 for each lot or outlot created with public facilities
- ☐ Five (5) complete collated sets of Application materials to include:
 - ☐ A written project narrative detailing the request and reason for the proposed land division or combination.
 - ☐ A draft certified survey map in compliance with Section 18.0601, 18.0602, 18.0603 and any other applicable regulation of Chapter 18 of the City's Municipal Code.
 - ☐ A map of protected natural resource features onsite.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

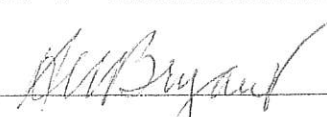
By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: 

NAME & TITLE (PRINT): JOHN CAMPBELL - PRESIDENT, Century Fence

SIGN AND DATED this 4TH day of NOVEMBER, 2020.

PROPERTY OWNER'S SIGNATURE: 

NAME & TITLE (PRINT): Anthony W. Bryant, Chairman of the Board, Century Fence

SIGN AND DATED this 3rd day of November, 2020.

PROPERTY OWNER'S SIGNATURE: _____

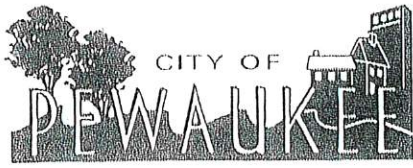
NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ day of _____, _____.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____



**Department of Public Works
Water & Sewer Utility**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

Private Fire Protection Size: _____

Domestic Water Size: _____

NOTICE OF INTENT TO DISCHARGE WASTEWATER

(Please Print. Mail or fax to the address above.)

Note: The discharge shall comply with all conditions of the City Municipal Code Chapter 13.20 found in Title 13 Public Services at www.cityofbrookfield.com.

FORM I – To Be Completed by Commercial/Industrial User

1. Company Name: Century Fence Company
2. Facility Address: Street 1300 Hickory Street
City, State, Zip: Pewaukee, WI 53072
3. Mailing Address: Street n/a
(If Different) City, State, Zip: _____
4. Company Representative:
Name: John Connell Title: President
Phone: 262-956-6425 Fax: 262-691-3463
Email address: sales@centuryfence.com
5. Brief description of business: Construction Company - provider of fence and
pavement marking products and services
6. Existing Number of Employees: Full time: 45 Part-Time: 5
7. Operating: Days/Week 5-6 Hours/Day 12-14 # Shifts 1-2
8. Facility four-digit SIC code: _____
or six-digit NAICS code: _____
9. Reason for filing survey:
 - a. ☐ Change of occupancy
 - b. ☒ Construction of a ~~new facility/new addition~~ additional hard surface storage area
 - c. ☐ Proposing to discharge from a facility where there is currently no discharge or adding a new sewer connection
 - d. ☐ Significantly altering the volume or characteristics of an existing discharge
 - e. ☐ Applying for a reissuance of an existing discharge permit
 - f. ☐ Per request by municipality - discharge ongoing with no expected changes
 - g. ☐ Update previous information

10. Date when new or altered discharge is expected to begin: ____/____/____ N/A

11. Estimated sanitary sewer discharge:

<u>Existing</u> *		<u>Proposed</u>
_____	gallons/day process wastewater	<u>No change</u>
_____	gallons/day sanitary wastewater	_____
_____	gallons/day cooling water	_____

*currently serviced by the Village of Pewaukee

Note: A review of quarterly water usage bills may be helpful in assigning flow values. Total gallons/day (for all uses) = per quarter usage (in 1,000 gallons) x 1,000/# operating days in quarter. This daily total is then distributed into estimated gallons/day of process, sanitary and/or cooling.

Process wastewater is any discharge other than sanitary, non-contact cooling or boiler blowdown water.

Sanitary flow may be estimated as 20 gallons/day/employee.

12. Describe process(es) that will result in the discharge of a commercial/industrial process wastewater:

N/A

13. List any chemicals/pollutants expected to be present in your discharge:

N/A

14. Describe any wastewater pretreatment and/or facilities to be used: _____
N/A

15. Is there any usage of toxic organic compounds at the facility: Yes ☒ No ☐
(Solvents, flammable compounds, etc.) Fuel

16. How are toxic organic compounds disposed of?
☐ Discharge to sanitary sewer
☐ Hauled to treatment/recycling facility
☐ No waste (used in process or sparingly on rags)
☒ Other, specify: fork lift fuel

17. Comments: _____

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Authorized Representative: _____

Date: 11/9/20

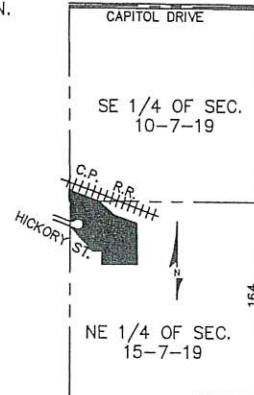
○ INDICATES IRON PIPE FOUND

◎ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

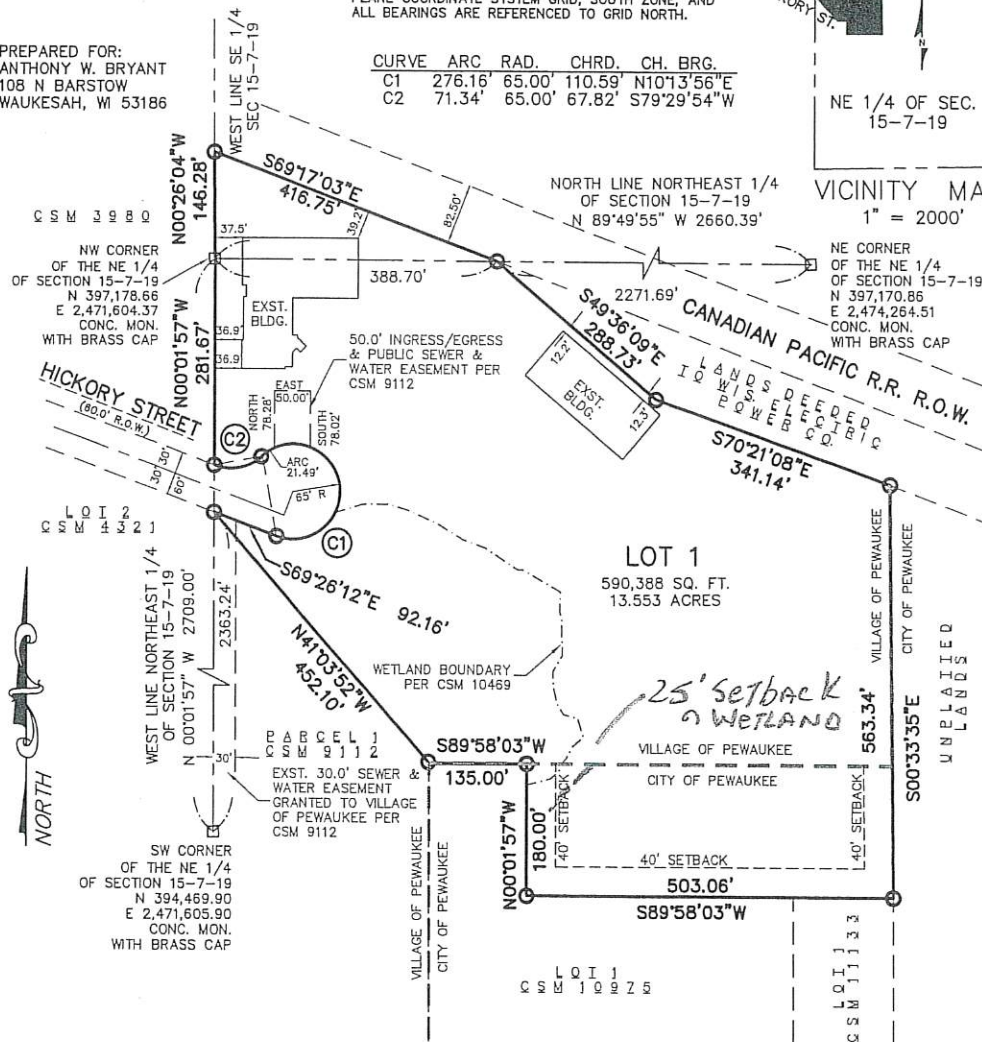
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15-07-19 AS N 89°49'55" W, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

CURVE	ARC	RAD.	CHRD.	CH. BRG.
C1	276.16'	65.00'	110.59'	N10°13'56"E
C2	71.34'	65.00'	67.82'	S79°29'54"W



VICINITY MAP
1" = 2000'



PAGE 1 OF 4

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 CSM 10469 AND OUTLOT 1 CSM 11133 BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE AND CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A REDIVISION OF LOT 1 CSM 10469 AND OUTLOT 1 CSM 11133 BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE AND CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 15; THENCE N 00°26'04" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 10, 146.28 FEET TO A POINT ON THE SOUTH LINE OF THE CANADIAN PACIFIC RAILROAD RIGHT OF WAY; THENCE S 69°17'03" E ALONG SAID SOUTH LINE, 416.75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15, SAID POINT BEING S 89°49'55" E, 388.70 FEET FROM THE NORTHEAST CORNER OF SAID 1/4 SECTION 15; THENCE S 49°36'09" E, 288.73 FEET; THENCE S 70°21'08" E, 341.14 FEET; THENCE S 00°33'35" E, 563.34 FEET; THENCE S 89°58'03" W, 503.06 FEET; THENCE N 00°01'57" W, 180.00 FEET; THENCE S 89°58'03" W, 135.00 FEET; THENCE N 41°03'52" W, 452.10 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 15, SAID POINT BEING N 00°01'57" W, 2363.24 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 15 AND THE SOUTHERLY LINE OF HICKORY STREET; THENCE S 69°26'12" W ALONG SAID SOUTHERLY LINE, 92.16 FEET; THENCE NORTHWESTERLY 276.16 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE WEST, WHOSE RADIUS IS 65.00 FEET, AND WHOSE CHORD BEARS N 10°13'56" W, 110.59 FEET; THENCE SOUTHWESTERLY 71.34 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH, WHOSE RADIUS IS 65.00 FEET, AND WHOSE CHORD BEARS S 79°29'54" W, 67.82 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 SECTION; THENCE N 00°01'57" W ALONG SAID WEST LINE, 281.67 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 15 AND THE POINT OF BEGINNING.

CONTAINING 590,388 SQUARE FEET OR 13.553 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY AND MAP BY THE DIRECTION OF ANTHONY BRYANT, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN, THE REGULATIONS OF THE CITY OF PEWAUKEE AND THE REGULATIONS OF THE VILLAGE OF PEWAUKEE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

CHRISTOPHER A. JACKSON
REGISTERED LAND SURVEYOR, S-2851
STATE OF WISCONSIN

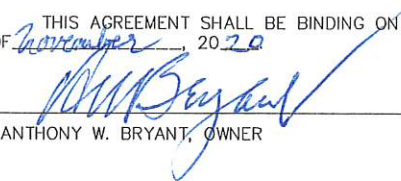
CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 CSM 10469 AND OUTLOT 1 CSM 11133 BEING A PART OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF THE NORTHEAST
1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE AND CITY OF
PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

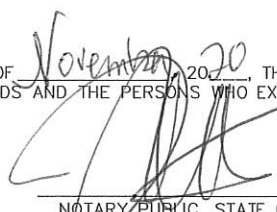
ANTHONY W. BRYANT, AS OWNER OF SAID LANDS, DOES HEREBY CERTIFY THAT SAID OWNER CAUSED THE
LAND DESCRIBED ON THIS MAP TO BE SURVEYED AND MAPPED IN ACCORDANCE WITH THE PROVISIONS OF
CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF
PEWAUKEE AND THE CITY OF PEWAUKEE IN SURVEYING, MAPPING AND DEDICATING THE SAME.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS ON THIS 3rd DAY
OF November, 2020


ANTHONY W. BRYANT, OWNER

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 3rd DAY OF November, 2020, THE ABOVE ANTHONY W. BRYANT,
TO ME KNOWN TO BE THE OWNER OF SAID LANDS AND THE PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.


NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 8/22, 2024

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 CSM 10469 AND OUTLOT 1 CSM 11133 BEING A PART OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF THE NORTHEAST
1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE AND CITY OF
PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

CITY OF PEWAUKEE PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PEWAUKEE ON THE _____ DAY OF
_____, 20____.

STEVE BIERCE, CHAIRMAN

AMI HURD, RECORDING SECRETARY

CITY OF PEWAUKEE COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF PEWAUKEE ON THE _____ DAY OF
_____, 20____.

STEVE BIERCE, MAYOR
CITY OF PEWAUKEE

KELLY TARCZEWSKI, CITY CLERK/TREASURER
CITY OF PEWAUKEE

VILLAGE OF PEWAUKEE PLAN COMMISSION APPROVAL

APPROVED, THAT THE CERTIFIED SURVEY MAP, IN THE VILLAGE OF PEWAUKEE, IS HEREBY
APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THE _____ DAY OF _____, 20____.

JEFF KNUTSON, CHAIRPERSON

JACKIE SCHUH, SECRETARY OF PLAN COMMISSION

VILLAGE OF PEWAUKEE BOARD APPROVAL CERTIFICATE

RESOLVED THAT THE CERTIFIED SURVEY MAP, IN THE VILLAGE OF PEWAUKEE, IS HEREBY APPROVED BY
THE VILLAGE BOARD.

ALL CONDITIONS HAVE BEEN MET AS OF THE _____ DAY OF _____, 20____.

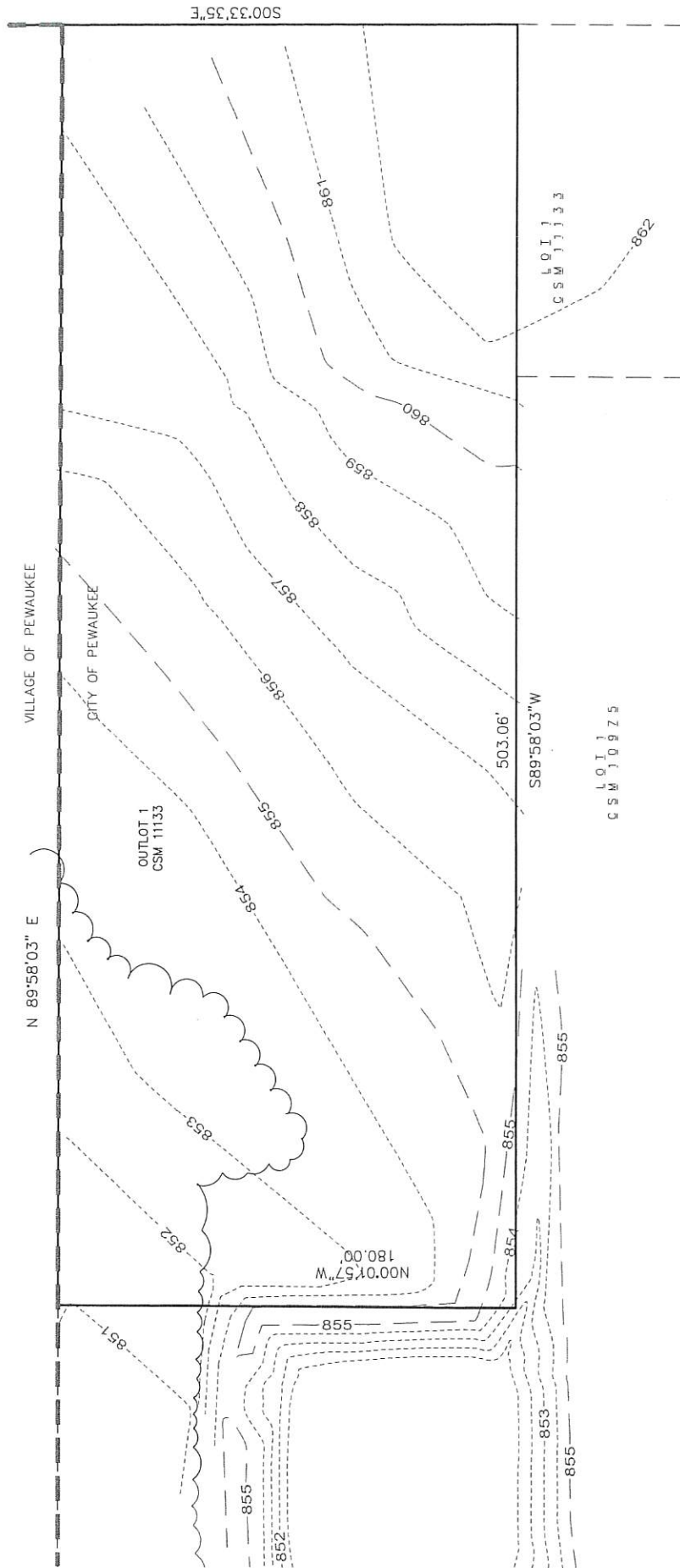
JEFF KNUTSON, VILLAGE PRESIDENT

I HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY
THE VILLAGE BOARD OF THE VILLAGE OF PEWAUKEE.

CASANDRA SMITH, VILLAGE CLERK

CENTURY FENCE

OUTLOT 1 CSM 11133, Pewaukee, WI



GRAPHIC SCALE
0 20 40
1 inch = 40 ft

EXISTING
TOPOGRAPHIC SURVEY

CJE NO.: 1245R0-TOPO
OCTOBER II, 2012

Christopher Jackson, P.E.
President

9205 W. Center Street
Suite 214
Milwaukee, WI 53222

Tel: (414) 443-1312

Fax: (414) 443-1317

Cell: (414) 940-4450

chris@cj-engineering.com

www.cj-engineering.com

November 16, 2012

Sanborn North Detention Pond
N28 W24402 Watertown Road
Pewaukee, WI

To Whom It May Concern:

The north storm water pond on the Sanborn site was designed by CJ Engineering to accept storm water from the adjacent outlot and from some of the area from the lot adjacent to the outlot on the east. Per the storm water management plan the north pond sizing calculations includes 1.90 acres of contributing area to the east of which 1.50 acres will be impervious. On October 5, 2012 the pond construction was completed and an as-built survey was completed. The as-built plan shows that the pond was constructed in accordance to the plan and that it has the necessary volume to accommodate the runoff from the future development to the east. On November 15, 2012, CJ Engineering analyzed the storm water model for this site adding all of the adjacent land to the east (2.08 acres), with it built out as impervious area to the 20' setbacks (1.7 acres). The results are that the pond has the capacity to accommodate all of the runoff from the 2.08 acres under ultimate conditions and still meet the storm water management requirements.

Please feel free to contact me directly with any questions or concerns.

Sincerely,



Christopher A. Jackson, PE, RLS
President of CJ Engineering

Enclosure – Sanborn North Pond As-built Plan

9205 W. Center Street, Suite 214
Milwaukee, WI 53222

Telephone: (414) 443-1312 Fax: (414) 443-1317

www.cj-engineering.com

Waukesha County GIS Map



Legend

Parcels
Plats
Retired Parcels
Retired Plats

0	252.42	Feet
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The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 6/5/2019



September 22, 2020



To: Mr. Nick Fuchs
City of Pewaukee Planning & Community Development

Mr. Fuchs,

I am initiating this correspondence to follow up on our recent phone conversation. I represent Century Fence for our owner Anthony Bryant. We would like to revisit utilization of 2.07 acres of our property which lies in the City of Pewaukee. Century Fence has owned this property, which is contiguous to our facility in the village of Pewaukee for 8 years. We would very much like to explore avenues with the City that would allow our business full use of the parcel.

Previously:

- Century Fence petitioned for detachment in 2016, including providing an access and easement which was requested by Mr. Clinkenbeard. This request was denied.
- The parcel, 2.07 acres has storm water control in place through a utilization agreement with Sanborn Tube.

The question we have, with the detachment request being denied, is can we simply keep the parcel in the city, combine it with our main village property and be able to use it for outside storage. The property is land locked and virtually out of public view.

Please review the above and advise us as to what the "next steps" would be to pursue a process that would allow Century Fence to utilize the property.

Sincerely,

John Connell
President

Enclosures: Parcel CSM
Detention Pond Cert.,
Feb. 2016 Correspondence

1300 HICKORY ST.
P.O. BOX 727
PEWAUKEE, WISCONSIN 53072-0727
TEL (262) 547-3331
(800) 558-0507
FAX (262) 691-3463
(262) 691-3487
www.centuryfence.com

**Christopher
Jackson, P.E.**
President9205 W. Center Street
Suite 214
Milwaukee, WI 53222**Tel: (414) 443-1312**

Fax: (414) 443-1317

Cell: (414) 940-4450

chris@cj-engineering.com

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November 16, 2012

Sanborn North Detention Pond
N28 W24402 Watertown Road
Pewaukee, WI

To Whom It May Concern:

The north storm water pond on the Sanborn site was designed by CJ Engineering to accept storm water from the adjacent outlot and from some of the area from the lot adjacent to the outlot on the east. Per the storm water management plan the north pond sizing calculations includes 1.90 acres of contributing area to the east of which 1.50 acres will be impervious. On October 5, 2012 the pond construction was completed and on as-built survey was completed. The as-built plan shows that the pond was constructed in accordance to the plan and that it has the necessary volume to accommodate the runoff from the future development to the east. On November 15, 2012, CJ Engineering analyzed the storm water model for this site adding all of the adjacent land to the east (2.08 acres), with it built out as impervious area to the 20' setbacks (1.7 acres). The results are that the pond has the capacity to accommodate all of the runoff from the 2.08 acres under ultimate conditions and still meet the storm water management requirements.

Please feel free to contact me directly with any questions or concerns.

Sincerely,

Christopher A. Jackson, PE, RLS
President of CJ Engineering

Enclosure – Sanborn North Pond As-built Plan

4060001



CERTIFIED SURVEY MAP NO. 11133

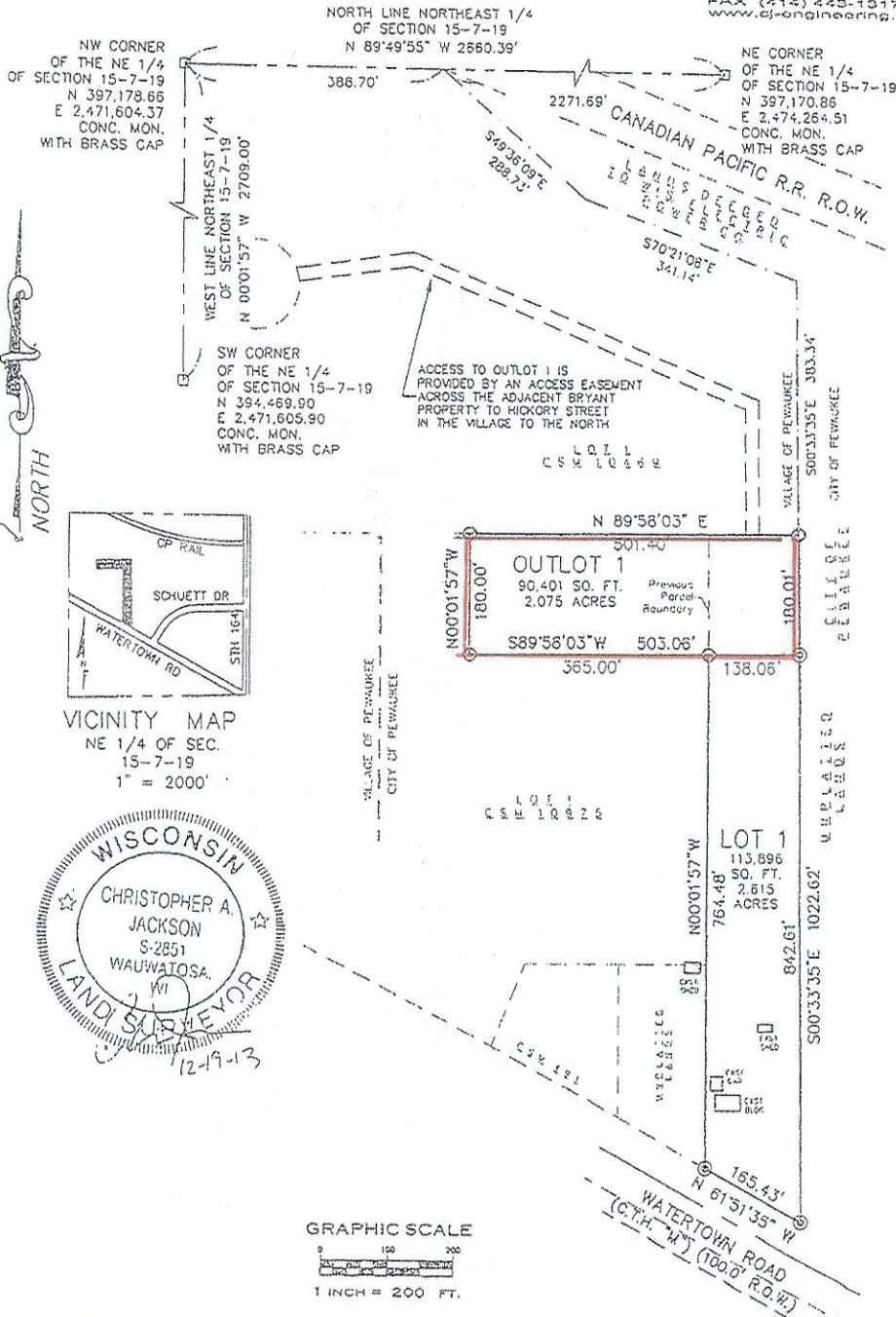
BEING A REDIVISION OF OUTLOT 1 OF CSM 10975 AND LANDS BEING A PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWN 7 NORTH RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

- INDICATES IRON PIPE FOUND
- ⊙ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15-7-19 AS N 89°49'55" W, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com



THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

PAGE 1 OF 4

CERTIFIED SURVEY MAP NO. 11133

BEING A REDIVISION OF OUTLOT 1 OF CSM 10975 AND LANDS BEING A PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWN 7 NORTH RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
RACINE COUNTY)

I, CHRISTOPHER JACKSON, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 7 NORTH RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 15; THENCE S 89°49'55" E ALONG THE NORTH LINE OF OF THE NORTHEAST 1/4 388.70 FEET; THENCE S 49°36'09" E 288.73 FEET; THENCE S 70°21'08" E 341.14 FEET; THENCE S 00°33'35" E 383.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°33'35" E 1022.82 FEET TO THE NORTHEASTERLY R.O.W. LINE OF WATERTOWN ROAD (C.T.H. "M"); THENCE CONTINUING ALONG SAID R.O.W. N 61°51'35" W 165.43 FEET; THENCE N 00°01'57" W 764.48 FEET; THENCE S 89°58'03" W 365.00 FEET; THENCE N 00°01'57" W 180.00 FEET; THENCE N 89°58'03" E 501.40 FEET TO THE POINT OF BEGINNING.

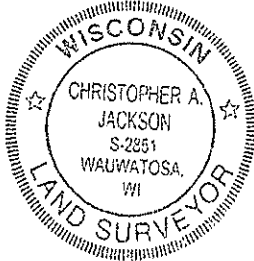
CONTAINING 204.297 SQUARE FEET OR 4.690 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF JOHN E. GILBERT AND ANTHONY W. BRYANT, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

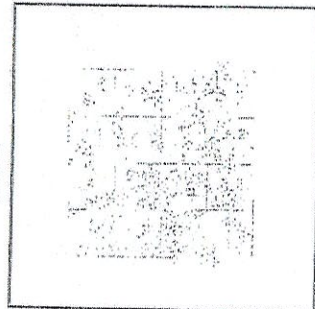
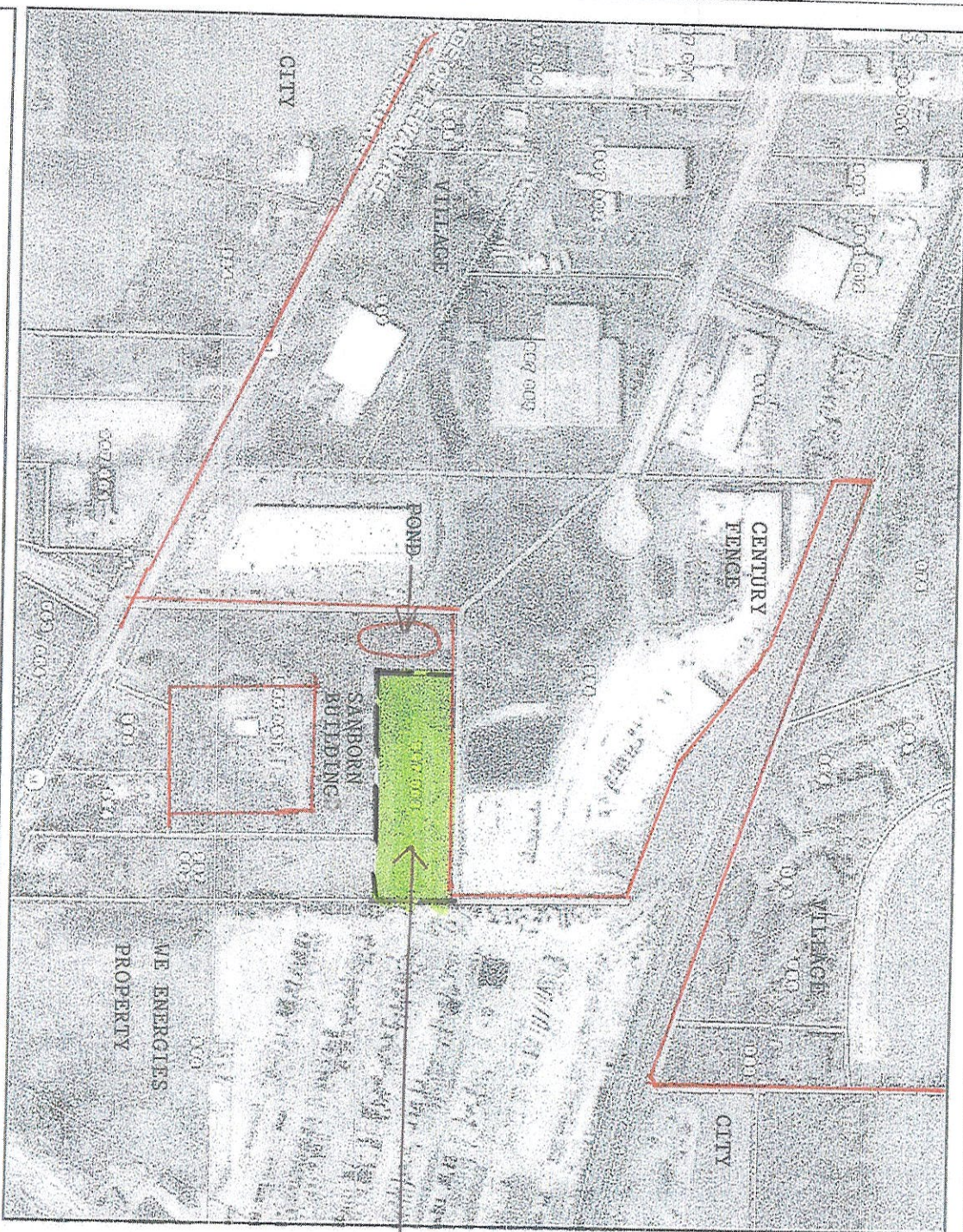
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE CITY OF PEWAUKEE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS 19th DAY OF December, 2013.



[Signature]
CHRISTOPHER A. JACKSON
REGISTERED LAND SURVEYOR, S-2851
STATE OF WISCONSIN

Waukesha County GIS Map



- Legend**
- Plats
 - Assessor Plat
 - CSM
 - Condo Plat
 - Subdivision Plat

Parcel
Sealing
Detachment

0 333.33 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 10/13/2015

RAASCH & TIKALSKY, S.C.
ATTORNEYS AT LAW

300 WISCONSIN AVENUE, SUITE 200
WAUKESHA, WISCONSIN
53186-4714

WRITER'S DIRECT E-MAIL
tikalsky@lawwaukesha.com

E. JOHN RAASCH
J. STEVEN TIKALSKY

TELEPHONE
(262) 547-0555
FAX
(262) 547-5596

February 19, 2016

Ms. Mary Censky
Village Planner ✓
Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

RE: Century Fence Company

Dear Ms. Censky:

This letter follows up our recent phone discussion.

I represent Anthony Bryant and Century Fence Company. Mr. Bryant is the owner of the Century Fence office and yard location in the Village of Pewaukee. He also is the owner of a parcel that is 2.0758 acres in the City of Pewaukee, just to the south of the Century Fence property. I had requested from the City of Pewaukee a detachment of this 2 acre parcel so that it could be attached to the Village and the main Century Fence property. Century Fence, in the future, is looking to have this parcel available for outside storage of its fencing inventory.

The City Plan Commission recommended approval of this detachment, but the Common Council denied the detachment. However, they did give an indication that they would go along with an idea presented by City Attorney Stan Riffle.

Attorney Riffle proposed a solution to Century Fence desiring this parcel for outdoor storage and the City not losing any of its property.

Attorney Riffle proposed that a certified survey map be done combining these two parcels in to one lot (this would still result in two tax bills since a portion of the property would be in the Village and a portion would be in the City). Once the two parcels were combined in to one CSM that lot would have a principal structure and, under Attorney Riffle's analysis, could then be used for outdoor storage.

I am enclosing for your information a copy of the memo that Attorney Riffle forwarded to me that he had prepared for the City Mayor, Scott Klein, setting out his idea.

Page 2

I am also attaching an aerial view of this property and the surrounding area with each area identified. This map and the attached memo were provided to the City for its consideration.

There are no adjacent property owners that have expressed any concern. The two properties adjacent to this two acre parcel to the south is Sanborn and John Gilbert, both of whom sold a portion of their properties to Mr. Bryant to make this two acre parcel.

When the detention pond, immediately to the west of this parcel, was designed and sized it was with the intention of this two acre parcel being developed.

Century Fence's future expected use of this parcel would be for outdoor storage. It would be essentially the same as the other portions of the yard of the Century Fence property. The storage that they would expect to have in this area would be storage of inventory of pipe and fencing not likely to exceed six feet in total height.

After you have reviewed this and discussed it with appropriate representatives of the Village please get back to me so that we can discuss further any action that needs to be taken to move this matter forward.

Thank you for your consideration.

Yours very truly,

RAASCH & TIKALSKY, S.C.



J. Steven Tikalsky

JST/sms

Enc.

R:\JST\Bryant\Detachment - 2015\160219.censky.wpd

LAW OFFICES OF
**ARENZ, MOLTER,
MACY, RIFFLE & LARSON, S.C.**
720 N. EAST AVENUE
P.O. BOX 1348
WAUKESHA, WISCONSIN 53187-1348
Telephone (262) 548-1340
Facsimile (262) 548-9211
Email: sriffle1@aol.com

DALE W. ARENZ
DONALD S. MOLTER, JR.
JOHN P. MACY,
COURT COMMISSIONER
H. STANLEY RIFFLE,
COURT COMMISSIONER
ERIC J. LARSON

REMZY D. BITAR
RICK D. TRINDL
PAUL E. ALEXY
R. VALJON ANDERSON
MATTEO REGINATO

February 8, 2016

MEMO

From: Stan Riffle, City Attorney
To: Mayor Scott Klein

Re: City Of Pewaukee - Century Fence Analysis

Century Fence owns two adjacent lots – one located in the Village (main facility) and one in the City (vacant). Century wishes to utilize the City lot for storage of material and equipment. The City lot is located in the M-6 zoning district. Outside storage is not permitted because there is no principal structure on the lot. The Plan Commission and Common Council informally indicated that if there were some legal solution, they would likely approve this proposed storage conditioned upon appropriate landscaping screening.

One solution would be to seek approval of the City and Village for the combining of these 2 parcels by Certified Survey Map. There is no prohibition that I am aware of under either Ch. 236 Wis. stats. or the City's Land Division Ordinance to the creation of a lot that is divided by municipal boundaries (I have not reviewed the Village Code for any such prohibition).

The following City ordinance provisions are pertinent:

SECTION 17.1400 DEFINITIONS

136 - Lot (or parcel)

For the purpose of this Ordinance a lot shall be defined as a parcel of land on which a principal building and its accessory building are placed, together with the required open spaces; provided that no such parcel be bisected by a public street or other public or private right-of-way and shall not include any portion of a public right-of-way. No lands dedicated to the public or reserved for roadway purposes shall be included in the computation of lot size for the purposes of this Ordinance.



17.0209 USE RESTRICTIONS

b. Accessory Uses and structures are permitted in any district but not until their principal use and/or structure is present or under construction and a building or zoning permit is obtained.

17.0429 M-6, MIXED INDUSTRIAL USE DISTRICT

The M-6, Mixed Industrial Use District is intended to provide for the orderly and attractive grouping of buildings, which encompass a variety of types of industrial related use activity, but are still compatible from a traffic, density and general use standpoint.

b. Permitted Accessory Uses

Accessory uses allowed in the M-2 district.

17.0424 M-2, LIMITED INDUSTRIAL DISTRICT

b. Permitted Accessory Uses

(1) Enclosed as well as screened areas for the storage of materials, other than explosive or flammable materials or substances, used in the manufacturing or fabrication process.

**CENTURY FENCE
COMPANY**



SINCE 1917 THE MARK OF PERMANENCE

JOHN CONNELL
PRESIDENT

P.O. BOX 727
PEWAUKEE, WI 53072
www.centuryfence.com
sales@centuryfence.com

OFFICE (262) 647-3331
TOLL FREE (800) 558-0507
FAX (262) 691-3463
CELL (262) 993-5518

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.**

DATE: December 21, 2020

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding a Recommendation to the Wisconsin Geographic Names Council Related to a Proposed Name Change to Rename "Wilson's Island" to "Green Dragonfly Island" as Proposed by Stephen Green (Property Owner) [Fuchs].

BACKGROUND:

The City received a Geographic Name Proposal Recommendation form from the Wisconsin Geographic Names Council related to a request by Stephen Green to rename "Wilson's Island" to "Green Dragonfly Island."

The island is currently owned by Stephen Green of Green's Machines Properties, LLC. The island is zoned Rs-7 Single-Family Residential District, F-1 Floodplain District, and SO Shoreland Overlay District and consists of 16 residential lots. These lots were created in 1922 as part of the Wilson's Island subdivision plat.

Attached is the Geographic Name Proposal submitted by Mr. Green as well as the recommendation form.

FINANCIAL IMPACT:

None.

RECOMMENDED MOTION:

A motion as deemed appropriate by the Common Council.

ATTACHMENTS:

Description

Geographic Name Proposal

Recommendation Form

Wilson's Island Plat

Green Dragonfly Island (New Name)

Recommended Name of Feature: Green Dragonfly Island

Current Name of Feature: Unnamed Island

Unnamed	Geographic Names Information System
Unnamed	WDNR – Register of Waterbodies
Unnamed	24k Hydrology
Unnamed	County GIS
Unnamed	Google Maps
Unnamed	USGS Topography
Unnamed	Local Names

Location & Description: T7N, R19W, Sec 18

The feature is a about a 3 acre island located in the City of Pewaukee, Waukesha County. The feature is located in Pewaukee Lake and the land is privately owned. There are currently no geographic features in Wisconsin with the name “Green Dragonfly Island.”

Proponent: Stephen Green – Waukesha, WI

Summary: The proponent has proposed the name “Green Dragonfly Island” because “the Island’s name changes with every owner and it needs to be consistent and should reflect the Island’s habitat. This is a habitat for Green Dragonflies in all stages of development.”

Notice: Pursuant to s. 23.25, Wis. Stats., complete and submit this form to the address in the upper left hand corner with requested geographic name proposal. See page 2 for naming guidelines. Personal information collected will be used for administrative purposes and may be made available to requesters to the extent required by Wisconsin's Open Records law (ss. 19.31 - 19.39, Wis. Stats.).

Geographic Feature Information

Description of Feature - Include size (acres), length (miles) or population etc. Recommended Name of Feature
Island in Pewaukee Lake of about 3 acres Green Dragonfly Island

Other Names or Spellings in Use: By Whom: (Name and Address)
"The Big Island" "Chester's Island" Stephen Green
"Wilson's Island" "Power's Island" 124 McCall Street
"Party Island" "Rannie's Island" Waukesha, WI 53186

Reason for this Proposal - Identify Problem and Need (Attach supplementary sheet if necessary)
The name changes with every owner and it needs to be consistent and should reflect the island's habitat.

Origin and Significance of Recommended Name - Attach Supporting Documents (resolution, historical data, etc.)
Double sets of eight pictures are enclosed.
This is a habitat for Green Dragonflies in all stages of development.

Feature Location		DNR Use Only	
County	<u>Waukesha</u>	Lat <u> </u> ° <u> </u> ' <u> </u> " , Long <u> </u> ° <u> </u> ' <u> </u> "	
Stream		Lat <u> </u> ° <u> </u> ' <u> </u> " , Long <u> </u> ° <u> </u> ' <u> </u> "	
Heads: Sec. <u> </u> , T. <u> </u> N, R. <u> </u>	☐ E ☐ W ☐ E ☐ W	Lat <u> </u> ° <u> </u> ' <u> </u> " , Long <u> </u> ° <u> </u> ' <u> </u> "	
Ends: Sec. <u> </u> , T. <u> </u> N, R. <u> </u>	☐ E ☐ W ☐ E ☐ W	Lat <u> </u> ° <u> </u> ' <u> </u> " , Long <u> </u> ° <u> </u> ' <u> </u> "	
Lake, Village, etc.		USGS Quad. Name	Index Number
Secs. <u>18</u> , T. <u>7</u> N, R. <u>19</u>	☒ E ☐ W ☐ E ☐ W		
Secs. <u> </u> , T. <u> </u> N, R. <u> </u>	☐ E ☐ W ☐ E ☐ W		
(or locate by landmarks and attach map)			

Applicant Information			
Name	Agency	Telephone Number (include area code)	
<u>Stephen Green</u>		<u>262-385-6000</u>	
Address	City	State	ZIP Code
<u>124 McCall Street</u>	<u>Waukesha</u>	<u>WI</u>	<u>53186</u>
Signature of Applicant	Applicant Email	Date Signed	
	<u>wealsowalkdogs@yahoo.com</u>	<u>9-26-2020</u>	

DNR Use Only - Map Search and Field Investigation		
Name of Map or Other Reference	Date of Ref.	Name Given Feature
Person Contacted	Address	Occupation
Special Concerns		
Findings and Recommendations		
Signature of Investigator		Date Signed

Stephen Green
124 McCall Street
Waukesha, WI 53186
wealsowalkdogs@yahoo.com

26 September, 2020

State of Wisconsin
DNR, Geographic Names Council
Madison, WI 53707

Dear Council:

I have enclosed two copies each of eight different pictures of the island showing the habitat of the green dragonfly. This includes the pond lillies (where they lay the eggs), the nymphs (just as they are tuning into dragonflies) and the actual green dragonfly (there's only one picture because it's really hard to find one that still). This island was originally called "the Big Island", but then the name kept changing based on the current property owner. That's why there have been so many names. The last realtor who listed the island used "Wilson's Island", but the more common usage at that time was "Power's Island" by the Sheriff and Police departments. It also has a long history of being known as "Party Island" to many of the residents of the lake. Generally on a hot, summer weekend, there will be as many as 80+ boats parked around the island as it has a sandbar for swimming. I suppose "Rusty Knife Island" might have been another name for some people, but I'm not sure. I have enclosed copies of a few of the transactions pertaining to this island to show the different names being used. I also included an article from the Waukesha Freeman, wherein it refers to "Rannie's Island" being sold for a Jack Knife. I think it would be a good idea to actually name the island, but not for a person. That is why I am suggesting "Green Dragonfly Island". There are literally thousands of green dragonflies around the island. Their eggs are laid on the south side of the island where there are hundreds of lillies and shallow water with good sun. When they first leave the nymph stage upon becoming dragonflies, they cover everything. This is a large enough island to have a name. Please contact me with any additional questions or for any other reason.

Thank you,



Stephen Green
encl: pictures and copies

The Chicago papers have had sensational stories about the action against me and Mr. and Mrs. Edwin

The island contains about four acres and is in the lower lake, not far from Pewaukee village. It has never been used for anything but camping or similar purposes. It has had many owners since the United States government first sold it to William Swain in 1851, and a long and complicated abstract of title was among the papers introduced as evidence.

County Clerk Stanton R. Clark has assigned marriage licenses as follows: -
G. F. Fahringer, of Madison, and
Margaret Castle, of Waukesha; - Earl

Saturday and Sunday winter days for the Waukesha

do give and grant unto the said William Writto and to his heirs the tract above described. To have and to hold the same together with all the rights privileges immunities and appurtenances of whatsoever nature then unto befalling unto the said William Writto and to his heirs and assigns forever. In testimony whereof J. Millard Fillmore President of the United States of America have caused these letters to be made Patent and the seal of the General Land office to be hereunto affixed. Given under my hand at the City of Washington the second day of August in the year of our Lord one thousand eight hundred and fifty two and of the Independence of the United States the seventy seventh.

Records Vol. 70. page 463. E. } By the President- Millard Fillmore

Seal

My Clerk. M. McCormick Asst. Sec'y
S. S. Perry-Recorder of the general Land office
Recorded the 6th day of October A.D. 1852 at 4 o'clock P.M.

William Writto, Vs. Austin Wheeler.

The Indenture made the sixth (6) day of October in the year of our Lord one thousand eight hundred and fifty two between William Writto of the first part & Austin Wheeler of the second part both of the town of Perovskew Waukesha Co. State of Wisconsin. Witnesseth that the said party of the first part for and in consideration of the sum of seventy five dollars to him in hand paid by the said party of the second part do hereby confess and acknowledge that the said party of the first part has given and granted unto the said party of the second part the tract of land above described.

John Parker (W)

To Chester

Quit claim

of

W

1

To Chester (1865)
of 1st 2

That John Parker made the eighth day of February in the year of
our Lord one thousand eight hundred and sixty six between John Pa
and John Parker his wife, Pomeroy, Henrich County, State of the
various parties of the first part and William Parker of said County, Co
and State party of the second part.

That the said party of the first part for and in con
sideration of the sum of thirty dollars to them in hand paid, by the said
of the second part, the receipt whereof is hereby certified and acknowledged
have given, granted, bargained, sold, remised, released and quit
claim by these presents do give, grant, bargain, sell, remise, release and quit
claim the said party of the second part, to having and enjoying forever
the following described piece or parcel of land viz: A part of the West 1/4
of the North East quarter of Section 18 (18) in Town 2 North (N) Range 10 East
of the North East quarter of Section 18 (18) in Town 2 North (N) Range 10 East
of the North East quarter of Section 18 (18) in Town 2 North (N) Range 10 East

and known as "Big Island"
to have and to hold the same together with all and singular the
tenures and privileges thereto in anywise belonging, or in anywise descending
therein, and all the estate right, title, interest and claim whatsoever
the said party of the first part as then in law or equity, to the only use
and benefit and behoof of the said party of the second part having a
quit claim and release of the said party of the first part
expressly intended. And witness whereof, the said party of the first part
have hereunto set their hands and seals the day and year first above written.

Sale for Jackknife

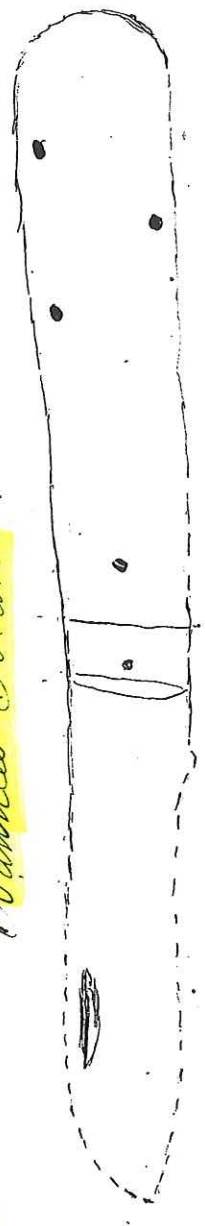
10/10/12

D. Deed

W

A ✓

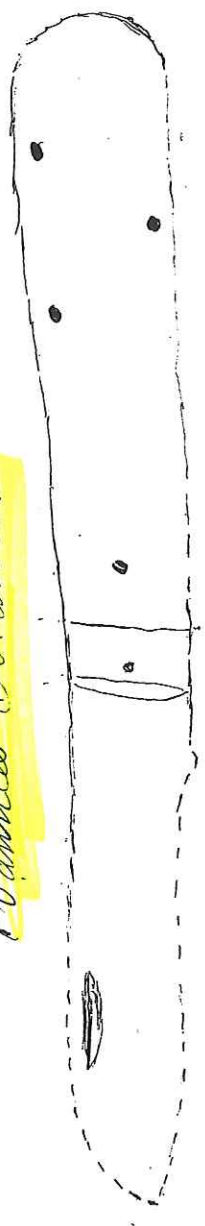
George Donaldson, This Indenture made upon Wednesday the Eighth day of October in the year of our Lord one thousand Eight hundred and Seventy three, between George Donaldson of the new Leithage, Marion Township, Lawrence County, State of Indiana a party of the first part and George Alexander, Rannick of Glasgow, Scotland presently residing in Indiana, party of the second part, Witnesseth, That the said party of the first part for and in consideration of an Old Rusty Jack Knife, to him in hand given by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted bargained, sold, remised, released and quit claimed, unto the said party of the second part, and to his heirs and assigns forever, All the following described Real Estate, situated in the County of Waukesha and State of Wisconsin viz. A part of the west half of a north East quarter of Section (Eighteen) 18, in Town Seven 7, north of Range nineteen east, it being that part, which lies in Pewaukee Lake, and known as Pig Island, and now known as Rannick Island.



We have and to hold the same, together with all and singular the appurtenances and privileges thereto belonging or appertaining, and all the right

of our own view, the receipt whereof is hereby confessed and acknowledged, the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released and quit claimed, unto the said party of the second part, and to his heirs and assigns forever, all the following described Real Estate, situated in the County of Waukesha and State of Wisconsin. A part of the west half of north east quarter of Section (Eighteen) 18, in Town Seven 7, north of Range nineteen east, it being that part, which lies in Pewaukee Lake, and known as Big Island, and now known as

Pannias Island.



I have and to hold the same, together with all and singular the appurtenances and privileges thereto belonging or appertaining, and all the right interest and claim whatsoever of the said party of the first part, to the only proper use and benefit of the said party of the second part, his heirs and assigns forever, in witness whereof the said party of the first part, has hereunto set his hand and seal, this day and year first above written.

L.S.

signed sealed and delivered in presence of George Donaldson

W.D. Clark Witness

E. H. Parks Witness

4/12/1905

WARRANTY DEED - Statutory Form.

[Form No. 20.]

THE H. G. RAZALL MFG. CO., STATISTICIANS, MILWAUKEE, WIS. 37892

92

Mrs. C. Wilson wife

to Don C. Wilson

155607

Martha C. Wilson, Aug. Seabell Wilson, her wife

County, Wisconsin, hereby

grantor(s), of

Perran, her, Hank Keshha

Convey and Warrant To

Don C. Wilson

grantee, of Hank Keshha

County, Wisconsin, for the sum of

One

Dollars, the following

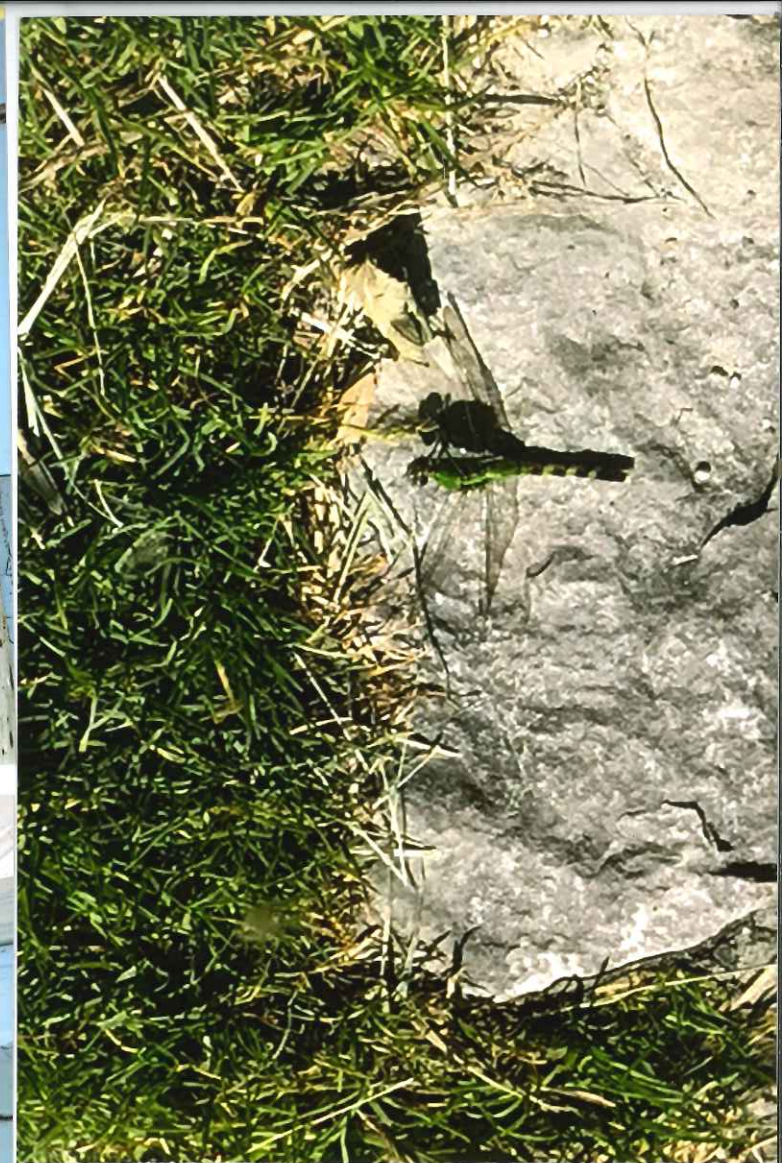
County:

tract of land in Hank Keshha

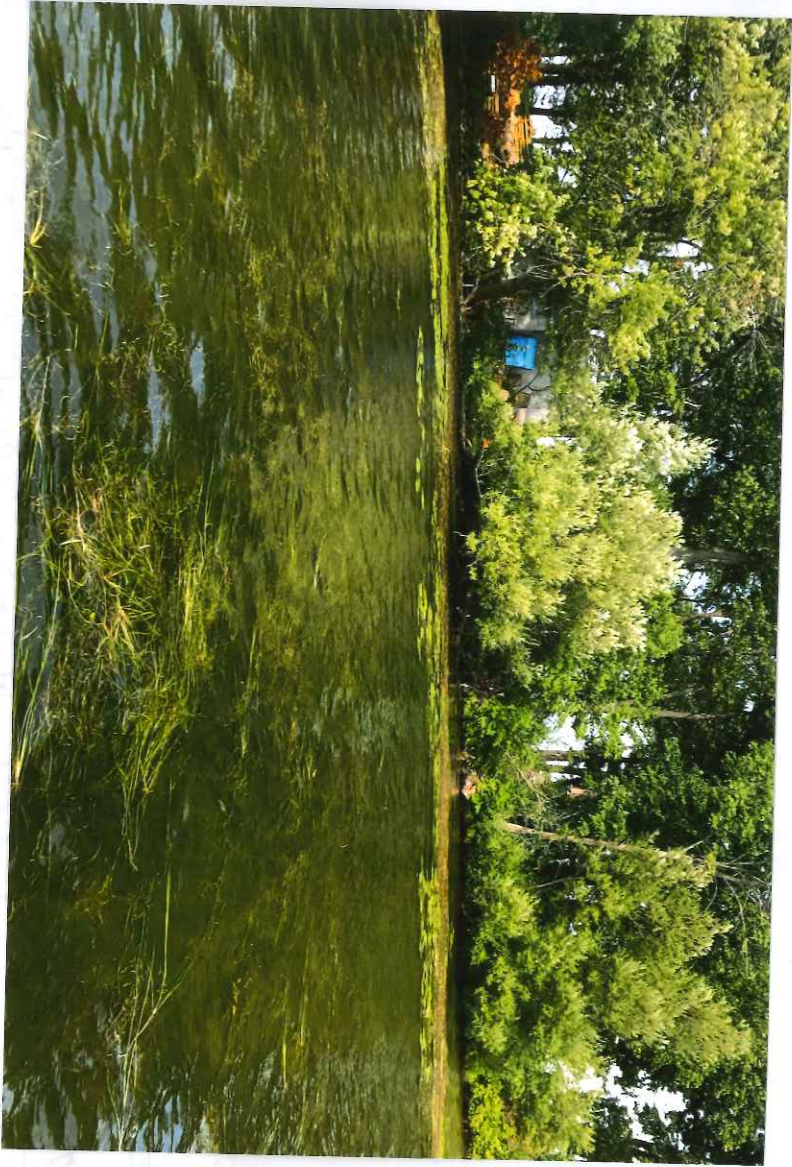
are provided one half interest in

Page 12 of 20

that part of the West half of the north west quarter (NW 1/4) of township 35N, range 11E, section 18, which is in Port Arthur Lake known as Big Island or Prairie Island, in the County of Hancock, State of Wisconsin, being the same piece of land conveyed by John Parker and wife by deed dated Feb. 8, 1866 & recorded in Vol. 34 of deeds on page 576 to Thos. Chester, and by him conveyed by deed dated Mar. 10, 1870 and recorded in Vol. 41 of deeds page 392 to Geo. R. Caldwell, and by him conveyed by deed dated Oct. 8, 1873, recorded in Vol. 47 of deeds page 26 to George Alexander Prairie.









Surface Water Data Viewer

Maps & Data Basic Tools Locate & Identify Draw & Measure Additional Resources



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Zoom Out



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Next Extent



Full Extent



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Navigation

Identify

Print

Layers



All Available Layers

Filter Layers...



Filter

+ ☐ Wetland Indicators & Soils

+ ☐ Ecoregions & Vegetation

- ☒ Administrative, Political & Cadastral

- ☒ PLSS

☒ ☐ Township

☒ ☐ Section

☒ ☐ Quarter-Quarter

☒ DOA Statewide Parcel Map

☐ WI State Boundary

☒ ☐ County Boundary

☒ ☐ Cities, Towns & Villages

☐ ☐ Native American Lands



Home



Layers



Go



Location Finder

Tools

☒ Tool Labels



Home



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Zoom In



Zoom Out



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Initial View



Get Info



Get Lat/Long



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Find Data

Tasks

Layers



Search By ...

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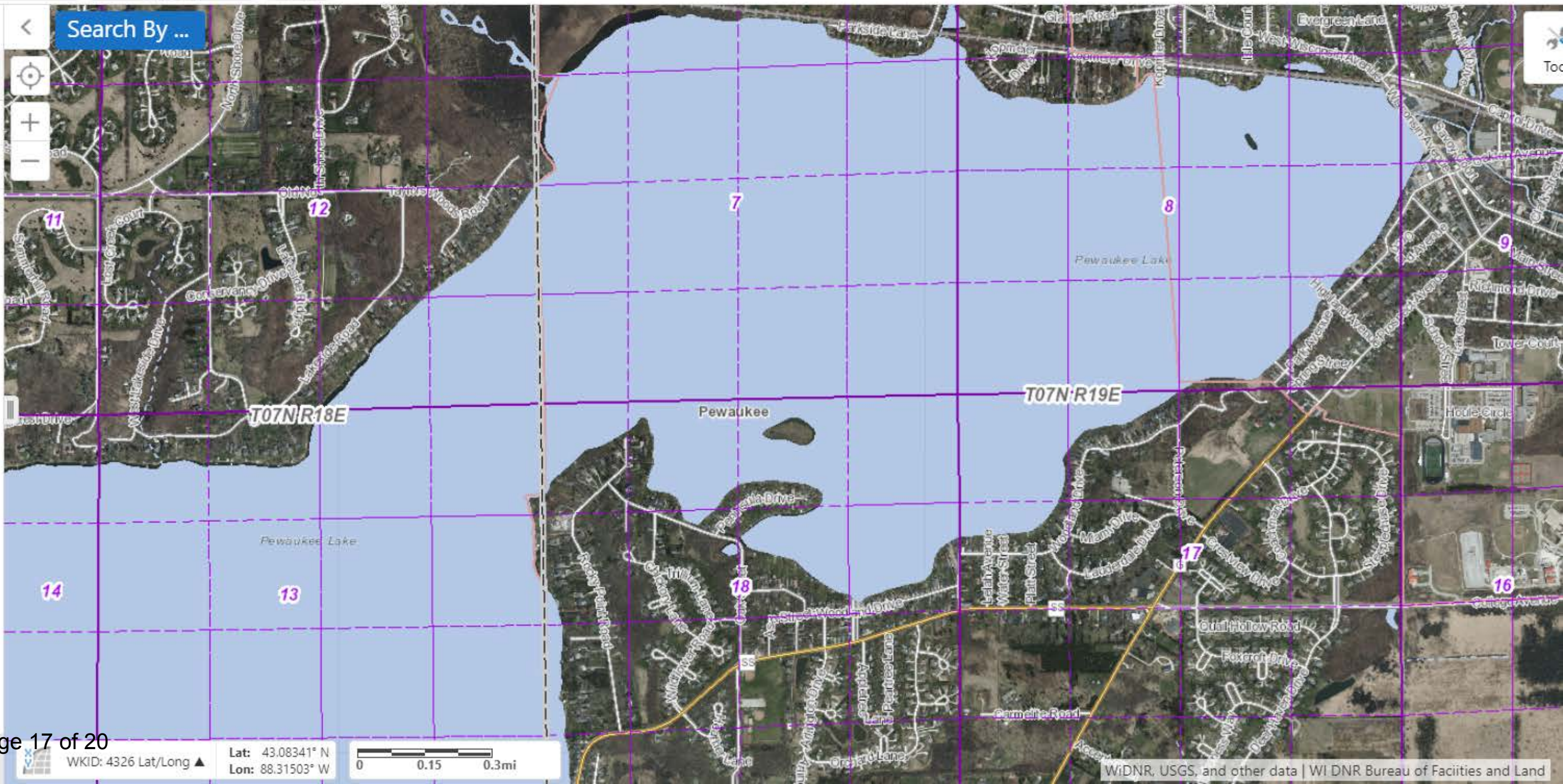
Filter

☒ City/Town/Village

☒ Surface Water

☒ Base Map

☒ Air Photo





Maps & Data Basic Tools Locate & Identify Draw & Measure Additional Resources

Home Show Layers Show Legend Pan Zoom In Zoom Out Previous Extent Next Extent Full Extent Bookmarks Point Identify Print

Home Map Layers Navigation Identify Print

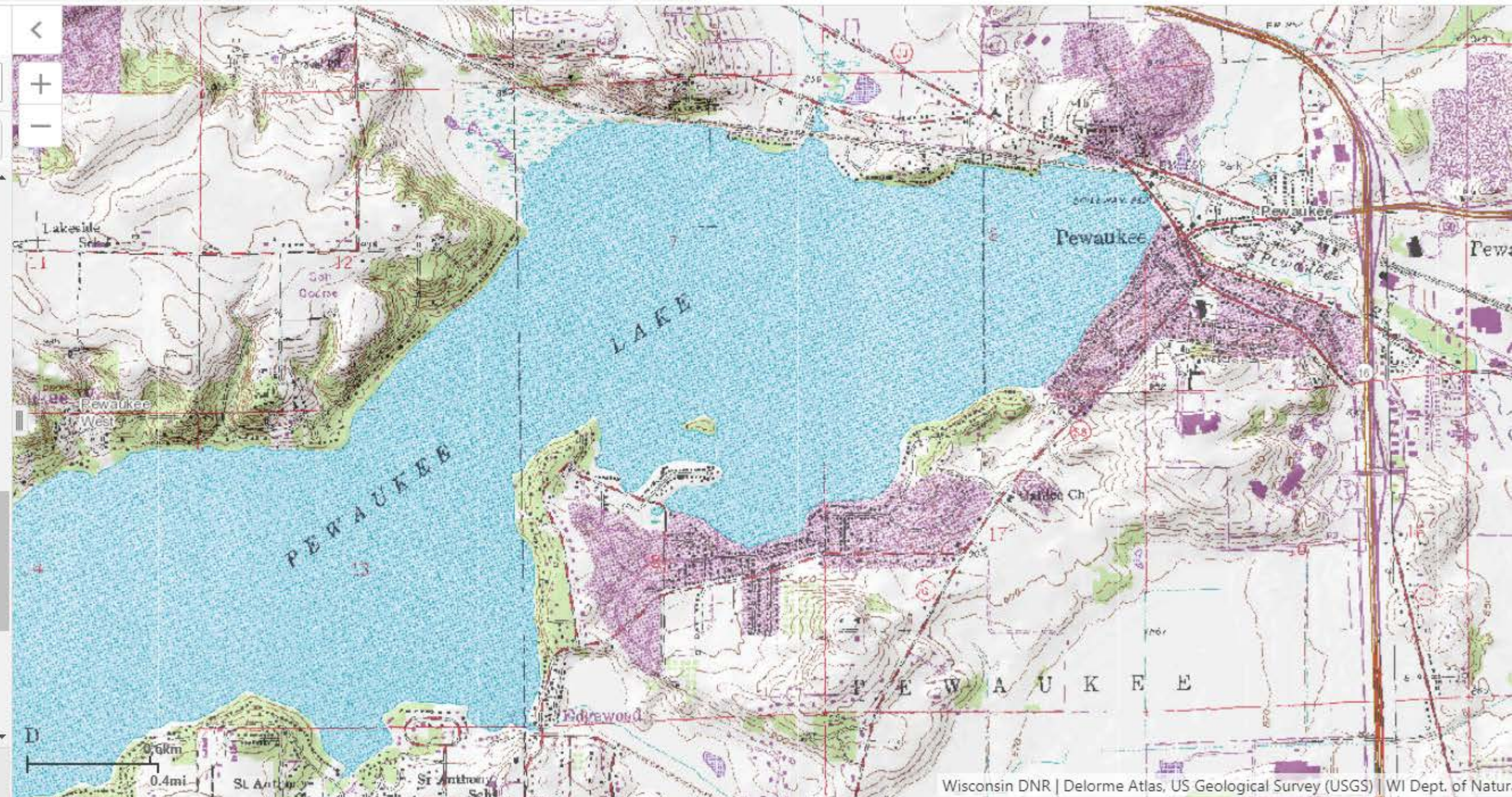
Layers

All Available Layers

Filter Layers... Filter

- Wetland Indicators & Soils
- Ecoregions & Vegetation
- Administrative, Political & Cadastral
 - PLSS
 - Township
 - Section
 - Quarter-Quarter
 - DOA Statewide Parcel Map
 - WI State Boundary
 - County Boundary
 - Cities, Towns & Villages
 - Native American Lands

Home Layers





GEOGRAPHIC NAME PROPOSAL RECOMMENDATION

Must be returned by February 3rd, 2021.

This is to notify the Wisconsin Geographic Names Council that the City of Pewaukee recommends that the proposed name Green Dragonfly Island is:

_____ **Approved**
_____ **Rejected**
_____ **Render a Decision Without Our Recommendation**

Please include additional comments, factors contributing to your recommendation, or supporting documentation in the section below or attached.

Name (Print)

Title

Street Address

Phone Number

City, State, Zip Code

Email

Signature

Date

Please return this recommendation via mail or email.

Mailing Address:

State of Wisconsin
Department of Natural Resources
Geographic Names Council
Attn: Carroll Schaal
PO Box 7921
Madison WI 53707-7921

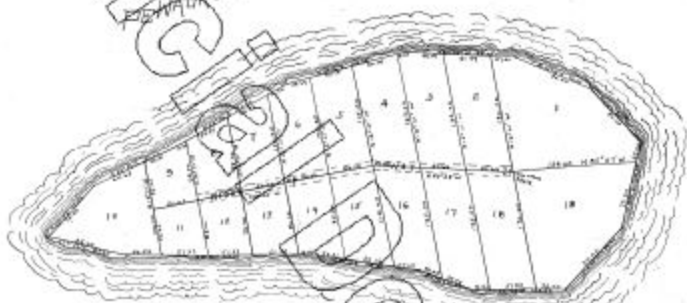
Email Address: DNRLakeb@wisconsin.gov

WILSON'S ISLAND

Being a Part of the
NORTHEAST 1/4 SECTION 18
TOWN 7 NORTH RANGE 19 EAST

Town of Fishhawk
Kaukauba County STATE OF WISCONSIN
Scale as per map

Lake



PENAUCKEE

For reference only, not for re-sale.

State of Wisconsin
County of Kaukauba
I, J. C. Fisher, being one of the owners of the land described in the foregoing plat, do hereby certify that the same is a part of the Northeast 1/4 Section 18, Town 7 North, Range 19 East, of Kaukauba County, State of Wisconsin, and that the same is situated in the Lake of Fishhawk, and is known as Wilson's Island.

Witness my hand and seal of office this 1st day of April 1922.

Subscribed and sworn to before me this 1st day of April 1922.

Notary Public for Kaukauba County, Wisconsin.

State of Wisconsin
County of Kaukauba
I, J. C. Fisher, being one of the owners of the land described in the foregoing plat, do hereby certify that the same is a part of the Northeast 1/4 Section 18, Town 7 North, Range 19 East, of Kaukauba County, State of Wisconsin, and that the same is situated in the Lake of Fishhawk, and is known as Wilson's Island.

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Notary Public for Kaukauba County, Wisconsin.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.**

DATE: December 21, 2020

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action to Approve the First Reduction of the Glen at Parkway Ridge Letter of Credit from \$1,437,453.34 to \$380,504.85 (a reduction of \$1,056,948.49) [Wagner]

BACKGROUND:

The Glen at Parkway Ridge development construction is nearing completion. To date they have installed the sanitary sewer, water main, storm sewer, ponds, preliminary grading work, curb and gutter, and the first lift of asphalt. We recommend the requested reduction to reflect the work that has been completed. The remaining letter of credit value of \$380,504.85 is sufficient to complete the project.

FINANCIAL IMPACT:

None at this time.

RECOMMENDED MOTION:

Common Council approve the first reduction of the Glen at Parkway Ridge letter of credit from \$1,437,453.34 to \$380,504.85 (\$1,056,948.49 reduction).

ATTACHMENTS:

Description

First Reduction Request



December 3rd, 2020

Maggie Wagner

Director of Public Works / City of Pewaukee Engineer

W240 N3065 Pewaukee Road

Pewaukee, WI 53072

Maggie,

Attached is request #1 for reduction of the Letter of Credit posted for Parkway Ridge, City of Pewaukee, WI. The current balance is \$1,437,453.34. We are requesting a reduction in the amount of \$1,056,948.49 leaving a balance of \$380,504.85. This amount represents work completed on site to date. The remaining incomplete work consists primarily surface asphalt including interim inlets and sidewalks. The remaining balance is calculated as 20% of the initial letter of credit plus the outstanding surface asphalt, inlet adjustments and sidewalks. Please let me know if you have any question or would like to discuss.

Thank you,

Eric Obarski

Parkway Ridge, LLC.



N50 W23076 BETKER RD. • P.O. BOX 450 • PEWAUKEE, WISCONSIN 53072
262-246-0600 • FAX: 262-246-0730

PEWAUKEE - THE GLEN AT PARKWAY RIDGE
PAY APP NO 1

	<u>Description</u>		<u>Quantity</u>	<u>Cost/Unit</u>	<u>Total</u>
1	8" SANITARY SEWER	LF	1,580	116.00	183,280.00
2	SANITARY LATERALS	LF	733	99.00	72,567.00
3	SANITARY RISERS	VF	22.30	100.00	2,230.00
4	SANITARY MANHOLES	EA	14	3,600.00	50,400.00
5	SANITARY O.D.	EA	1	25,000.00	25,000.00
6	ABANDON SANITARY LATERALS	EA	2	2,000.00	4,000.00
7	8" WATER MAIN	LF	1,909	73.00	139,357.00
8	1 1/4" WATER SERVICE	LF	276	68.00	18,768.00
9	2" WATER SERVICE	LF	480	85.00	40,800.00
10	8" GATE VALVE	EA	10	1,800.00	18,000.00
11	HYDRANT ASSEMBLY	EA	7	5,000.00	35,000.00
12	6" WATER MAIN	LF	281	59.00	16,579.00
13	SAMPLING STATION	EA	1	4,700.00	4,700.00
14	ABANDON WATER SERVICES	EA	2	3,250.00	6,500.00
15	HYDRANT EXTENSION	EA	1	950.00	950.00
16	12" STORM SEWER	LF	409	67.00	27,403.00
17	15" STORM SEWER	LF	58	68.00	3,944.00
18	18" STORM SEWER	LF	405	74.00	29,970.00
19	21" STORM SEWER	LF	73	76.00	5,548.00
20	24" STORM SEWER	LF	789	70.00	55,230.00
21	6" RAIN GARDEN PIPING	LF	58	59.00	3,422.00
22	48" STORM MANHOLES	EA	20	2,000.00	40,000.00
23	24x36" STORM INLET	EA	9	2,150.00	19,350.00
24	OCS	EA	3	3,300.00	9,900.00
25	48" RAIN GARDEN STRUCTURE	EA	1	2,850.00	2,850.00
26	12" FES	EA	2	950.00	1,900.00
27	15" FES	EA	1	1,000.00	1,000.00
28	18" FES	EA	1	1,100.00	1,100.00
29	21" FES	EA	1	1,200.00	1,200.00
30	24" FES	EA	2	1,300.00	2,600.00
TOTAL					\$ 823,548.00
5% RETAINAGE					41,177.40
AMOUNT DUE					\$ 782,370.60

Please call Darin Fuglestad with any questions.

Contractor's Application for Payment No. 1

	Application Date: 11/16/2020	Application Period: 11/16/2020
To (Owner): Neumann Companies	From (Contractor): Stark Pavement Corporation	Via (Engineer):
Contact: Eric Obarski	Contact: Greg Howell	Contact:
Project: The Glen at Parkway Ridge	Address: 12845 W Burleigh Road Brookfield, WI	Address:
Owner's Contract No.:	Contractor's Project No.: 209106	Engineer's Project No.:

Change Order Summary

Approved Change Orders			
Number	Additions	Deductions (Enter as Positive Number)	
CCO #1	\$7,708.00		
TOTALS	\$7,708.00		
NET CHANGE BY			
CHANGE ORDERS			\$7,708.00

1. ORIGINAL CONTRACT PRICE	\$ 365,907.75
2. Net change by Change Orders	\$ 7,708.00
3. CURRENT CONTRACT PRICE (Line 1 + Line 2)	\$ 373,615.75
4. TOTAL COMPLETED TO DATE (Column L Total on Progress Estimates)	\$ 266,303.35
5. RETAINAGE:	
a. 10% X \$186,807.88 Work Completed	\$ 18,680.79
6. RETAINAGE REDUCTION TO DATE (Enter as Positive Number)	\$
7. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5a. + Line 7)	\$ 247,622.56
8. LESS PREVIOUS PAYMENTS (Line 6 from Prior Application)	-
9. AMOUNT DUE THIS APPLICATION	\$ 247,622.56

Contractor's Certification The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title to all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner per Article 15 of the General Conditions; and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.	<table style="width: 100%;"> <tr> <td style="width: 10%;">Payment of:</td> <td style="width: 10%;">\$</td> <td style="width: 80%; text-align: right;">247,622.56</td> </tr> <tr> <td colspan="3" style="text-align: center;">(Line 8 or other - attach explanation of the other amount)</td> </tr> <tr> <td>Recommended by:</td> <td>_____</td> <td>_____</td> </tr> <tr> <td></td> <td style="text-align: center;">(Engineer)</td> <td style="text-align: center;">(Date)</td> </tr> <tr> <td>Payment of:</td> <td>\$</td> <td style="text-align: right;">_____</td> </tr> <tr> <td colspan="3" style="text-align: center;">(Line 8 or other - attach explanation of the other amount)</td> </tr> <tr> <td>Approved by:</td> <td>_____</td> <td>_____</td> </tr> <tr> <td></td> <td style="text-align: center;">(Owner)</td> <td style="text-align: center;">(Date)</td> </tr> </table>	Payment of:	\$	247,622.56	(Line 8 or other - attach explanation of the other amount)			Recommended by:	_____	_____		(Engineer)	(Date)	Payment of:	\$	_____	(Line 8 or other - attach explanation of the other amount)			Approved by:	_____	_____		(Owner)	(Date)
Payment of:	\$	247,622.56																							
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Recommended by:	_____	_____																							
	(Engineer)	(Date)																							
Payment of:	\$	_____																							
(Line 8 or other - attach explanation of the other amount)																									
Approved by:	_____	_____																							
	(Owner)	(Date)																							
By: Thomas P. Skelton, VP	Date:																								

Progress Estimate - Unit Price Work						Contractor's Application for Payment No.						1
For (Project):		The Glen at Parkway Ridge			Stark Job #		209106		Application Date:		11/16/2020	
Application Period:		11/16/20										
A	B	B	C	D	E	F	G	H	I	J	K	L
GASB	Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Total Work Completed to Date	
							Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)
	200	Stone Base - 12-inch (CTH JJ Widening)Sawing By OthersTraffic Control By	TON	970	\$22.00	21,340.00			970.00	\$21,340.00	970.00	\$21,340.00
	210	4.00" Binder 4 MT 58-28 S In 2020Includes Flagging	TON	190	\$93.50	17,765.00			190.00	\$17,765.00	190.00	\$17,765.00
	220	2.00" Surface 4 MT 58-28 S In 2020Placed Same Day As BinderIncludes Flag	TON	100	\$105.00	10,500.00			129.07	\$13,552.35	129.07	\$13,552.35
	230	5" Conc. Walk Along CTH "JJ"	SF	2,450	\$4.75	11,637.50						
	235	4" Concrete Sidewalk - Non Reinf.Per Detail Plan Page C 1.02 5' Width4" Th	SF	7,820	\$6.00	46,920.00						
	240	Detectable Warning Fields @ H.c. Ramps	EACH	3	\$375.00	1,125.00						
						-						
	260	New Epoxy Markings Based On Plan Sheets C 3.00 Through C 3.06 Dated 0	LS	1	\$22,060.00	22,060.00			0.90	\$19,854.00	0.90	\$19,854.00
						-						
						-						
	280	Shoulder On CTH JJ9' Wide Shoulder3" Wide ShoulderTransition	LF	710	\$14.50	10,295.00			710.0000	\$10,295.00	710.00	\$10,295.00
	300	Rough In Stone Base - Madeline & Parkway5-inches 1.25" Limestone	TON	1,500	\$17.65	26,475.00			1,500.00	\$26,475.00	1,500.00	\$26,475.00
	310	30" Mount. Curb & Gutter (Stringless)	LF	2,800	\$15.60	43,680.00			2,800.00	\$43,680.00	2,800.00	\$43,680.00
	320	30" Vf C&g (Stringless)	LF	560	\$20.15	11,284.00			560.00	\$11,284.00	560.00	\$11,284.00
	330	Fine Grade Madeline & Parkway5-inches 0.75" Limestone	TON	1,500	\$18.50	27,750.00			1,500.00	\$27,750.00	1,500.00	\$27,750.00
	340	3.25" Binder 3LT 58-28SMadeline & Parkway	TON	950	\$60.00	57,000.00			950.00	\$57,000.00	950.00	\$57,000.00
	350	1.75" Surface 5LT 58-28SMadeline & Parkway	TON	475	\$72.75	34,556.25						
	360	Interim Inlets @ All Inlets - Year 2021	EACH	12	\$960.00	11,520.00						
	370	Concrete QMP Testing	LS	1	\$2,100.00	2,100.00			1.00	\$2,100.00	1.00	\$2,100.00
	380	Wedging In 2020/ Milling In 2021	LS	1	\$7,500.00	7,500.00			1.00	\$7,500.00	1.00	\$7,500.00

Progress Estimate - Unit Price Work						Contractor's Application for Payment No.						1
For (Project):		The Glen at Parkway Ridge			Stark Job #		209106		Application Date:		11/16/2020	
Application Period:		11/16/20										
A	B	B	C	D	E	F	G	H	I	J	K	L
						Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Total Work Completed to Date	
							Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)
GASB	Item No.	Description	Unit	Estimated Quantity	Bid Unit Price							
	390	Year 2021 Surface - Add	LS	1	\$2,400.00	2,400.00						
						-						
TOTAL BASE BID ITEMS						\$365,907.75				\$258,595.35		\$258,595.35
ADDITIONAL ITEMS												
	CCO#1	Mill exisiting roadway edge - CTH JJ	LS	1.00	\$2,500.00	\$2,500.00			1.00	\$2,500.00	1	\$2,500.00
	CCO#1	Plastic Covering	LF	3360.00	\$1.55	\$5,208.00			3,360.00	\$5,208.00	3360	\$5,208.00
TOTAL ADDITIONAL ITEMS						\$7,708.00				\$7,708.00		\$7,708.00
TOTAL ALL ITEMS						\$373,615.75				\$266,303.35		\$266,303.35

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.**

DATE: December 21, 2020

DEPARTMENT: PW - Streets

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action Regarding a Public Works Mutual Aid Agreement During the COVID 19 Pandemic
[Wagner]

BACKGROUND:

Village President Knutson requested a meeting with Mayor Bierce, the Administrators, and the Directors of Public Works on November 23rd to discuss concerns with snow removal during the Public Health Emergency. During the discussion, it was directed to have the Directors meet to discuss a possible Emergency Mutual Aid for Snow Plowing and bring back a document for review at the Village Board and the Common Council.

On December 3rd, the Directors and the Highway Superintendents met and discussed the framework of the agreement. We had a lot of discussion regarding how the mutual aid could work and the challenges associated with it. In the end, we decided to create the agreement with a general framework for the Village Board and the Common Council to review.

The attached agreement was drafted by the City's Attorney based on discussions with City Staff.

FINANCIAL IMPACT:

None at this time. If the agreement is used, the City may incur charges for the use of equipment and personnel from the Village.

RECOMMENDED MOTION:

Common Council approve the Public Works Mutual Aid Agreement contingent on the Village approving the agreement without substantial changes, final Staff review, and final City Attorney review.

ATTACHMENTS:

Description

Draft Mutual Aid Agreement 20201217

PUBLIC WORKS MUTUAL AID AGREEMENT

This Public Works Mutual Aid Agreement (“Agreement”) is made between the City of Pewaukee (“City”) and the Village of Pewaukee (“Village”)

WHEREAS the Parties are entering into this Agreement pursuant to the provisions of and authority provided under § 66.0301 Wis. Stats.; and

WHEREAS, the Parties desire to enter into an agreement to provide and receive joint, mutual aid related to agreed-upon public works needs; and

WHEREAS, The Parties recognize that it is in the best interest of the participating municipalities to continue the tradition of mutual aid and to supplement current mutual aid with the provisions of this Agreement; and,

WHEREAS, The Parties acknowledge that a written agreement defining the terms and provisions of a mutual aid agreement will foster and assist in the orderly provision of mutual aid;

NOW, THEREFORE, the Parties agree that this Public Works Mutual Aid Agreement shall set forth the terms and conditions pursuant to which the Parties will provide and receive mutual aid to and from one another.

1. Public Works Mutual Aid.

The mutual aid services provided under this Agreement shall include, but not necessarily be limited to the following;

- a. Snow plowing.
- b. Ice control.
- c. Salting.
- d. Salting of intersections required by emergency agencies.
- e. The removal of snow if snow accumulates in large amounts from intersections, but not including the costs of any necessary trucking of the snow to locations outside the Village or City.
- f. Plowing of the municipal parking lots.
- g. Replacement of knocked down mailboxes using like-kind mailboxes and posts.
- h. Repair of shoulder damage done by snowplows and salt damage to lawns.

2. Provision of Public Works Mutual Aid.

- a. Upon request by the requesting municipality, the other municipality (“responding municipality”), in its sole discretion, may accept or decline the provision of mutual aid services.
- b. Each responding municipality shall use its own equipment when working in the requesting municipality.
- c. On an annual basis, the City and Village shall track staff hours expended by each, and, in the event one municipality has expended more staff hours, the other municipality shall reimburse the other, based upon the established hourly rate established by the State of Wisconsin, within thirty (30) days of invoice.
- d. The responding municipality shall provide its own fuel, as fuel is included in the state rate.
- e. All salt/brine shall be provided by the requesting municipality.
- f. Any damage to equipment shall be responsibility of the municipality who owns it.
- g. Any damage to private property (e.g. light posts, mailboxes, lawns, trees or landscaping) associated with plowing shall be responsibility of the municipality in which it is located.
- h. The parties shall provide snow plow route maps to the other.
- i. The requesting municipality shall be responsible for all post-event clean up, including sidewalks.

3. Liability.

- a. The Parties shall each be responsible for the acts, errors and omissions of their employees. Each municipality shall be responsible for obtaining and maintaining insurance coverage to protect that department from casualty losses or Worker Compensation claims arising out of the activities contemplated by this Agreement. This Agreement shall not be interpreted so as to create a duty to respond to a request for mutual aid. In no event shall either municipality be liable to the other for its failure to

respond to a request for mutual aid or for its non-negligent performance of this Agreement.

- b. Each municipality shall indemnify and hold the other harmless against and from any and all liabilities, fines, suits, claims, demands, and actions, and costs and reasonable expenses of any kind or nature, including, but not limited to, attorneys' fees, or by anyone whomsoever, due to or arising out of (a) any default by the other in observing, or any violation, or nonperformance of any term, covenant, or condition of this Agreement required to be observed and performed by that municipality, (b) any damage to person or property occasioned by the responding municipality's response to a request for mutual aid, or (c) any injury to person or persons, including death, resulting at any time therefrom, as a result of or arising out of the responding municipality's response to a request for Mutual Aid.

4. Administration.

This Agreement shall be administered by the Director of Public Works for each municipality, who may in his/her discretion, by further mutual agreement, set forth procedures and practices for the effective administration of this Agreement and the performance of the activities contemplated by this Agreement.

5. Termination of Agreement.

Either municipality may terminate its participation in this Agreement upon 30 days written notice to the other party. The Parties intend to review this Agreement and its operation upon conclusion of the Public Health Emergency related to COVID 19 as determined by mutual agreement of the Parties.

6. Miscellaneous:

- a. The Parties acknowledge and represent that this Agreement is the subject of negotiation by all parties and that all parties together shall be construed to be the drafter hereof and this Agreement shall not be construed against any party individually as drafter.

- b. Nothing in this Agreement shall be construed to create an employer/employee relationship, joint employer, a joint venture or partnership relationship, or a principal/agent relationship.
- c. Notices and demands required or permitted to be given hereunder shall be given in writing, addressed to the Director of Public Works.
- d. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

[SIGNATURES ON NEXT PAGE]

Signed at City of Pewaukee, on this _____ day of _____, 202__.

CITY OF PEWAUKEE

By: _____
Steve Bierce

Attest: _____
Kelly Tarczewski, Clerk

Signed at Village of Pewaukee, on this _____ day of _____, 202__.

VILLAGE OF PEWAUKEE

By: _____
Jeff Knutson

Attest: _____
Cassie Smith, Clerk

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM •**

DATE: December 21, 2020

DEPARTMENT: PW - Engineering

PROVIDED BY:

SUBJECT:

§19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically with regard to division of costs associated with the potential acquisition of land and/or easements for utility purposes from property located at W223 N3251 Shady Lane.

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: